

62687

MTC 45236-MS
WARRANTY DEED

Vol. 1798 Page 25832

MAX H. NEFF and BETTY J. NEFF, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JOHN W. MALSON,

Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of Klamath and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any;
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

JUL 16 P 3:30 THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT
IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY
SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.

98 The true and actual consideration for this conveyance is \$ 72,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. BOX 567, TALENT, OR 97540

Dated this 14th day of July, 1998.

Max H. Neff
MAX H. NEFF

Betty J. Neff
BETTY J. NEFF

STATE OF Oregon SS. _____ 19 _____
COUNTY OF Klamath

Personally appeared the above named Max H Neff
and Betty J. Neff

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Karen E. Amundson
Notary Public for _____
My commission expires 5-29-01

ESCROW NO. MT45236-MS

Return to:
JOHN W. MALSON
P.O. BOX 567
TALENT, OR 97540

35'

EXHIBIT 'A'
LEGAL DESCRIPTION

25833

Beginning at a point on the Northerly line of Main Street (which is the Southerly line of Lot 4 in Block 15 of Original Town of Linkville, now City of Klamath Falls) which is 60 feet Easterly from the most Southerly corner of said Lot 4; thence Easterly along the Northerly line of Main Street and the Southerly line of Lots 3 and 4 of said Block 15 to a point which is 20 feet Westerly from the most Easterly corner of said Lot 3; thence Northerly parallel to Sixth Street 120 feet to the Northerly line of Lot 3; thence Easterly along the Northerly line of Lots 3 and 4 to a point 60 feet Easterly from the most Westerly corner of Lot 4; thence Southerly and parallel to Sixth Street 120 feet to the point of beginning, constituting all of said Lot 3, excepting the Easterly 20 feet thereof and all of Lot 4, except the Westerly 60 feet thereof.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 16th day
of July A.D., 19 98 at 3:30 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 25832.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross

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PRELIMINARY REPORT

Form No. 1418

PRELIMINARY REPORT ONLY