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WARRANTY DEED Vol. 1199 Page 1688

ERIC A. ARMSTRONG, TRUSTEE OF THE ELOISE B. FINLEY TRUST U/A/D APRIL 12, 1989, Grantor(s) hereby grant, bargain, sell, warrant and convey to: JOHN CHARLES O'NEILL and MELLYS A. O'NEILL, as tenants by the entirety, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth hereinafter in the County of Klamath and State of Oregon, to wit:

Parcel 1 of Land Partition 57-96 being a portion of Parcel 2 of Land Partition 30-93 situated in the SE1/4 SE1/4 and NE1/4 SE1/4 of Section 26, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

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.

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 FREE 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 CRS 30.030.

The true and actual consideration for this conveyance is \$ 200,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1404 ELIDORADO AVENUE, KLAMATH FALLS, OR 97601

Dated this 15th day of January, 1999

THE ELOISE B. FINLEY TRUST U/A/D 4/12/89

BY

ERIC A. ARMSTRONG

TRUSTEE

STATE OF Oregon, County of Klamath, ss.

This instrument was acknowledged before me on January 15, 1999

by Eric A. Armstrong

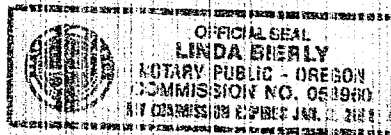
as Trustee

of Alaska E. Finley Trust dated 4-12-89

Linda B. Bieley

Notary Public of Oregon

My commission expires 1-13-2001



ESCROW NO. MT47063-KR

Return to:
JOHN CHARLES O'NEILL
1404 Eldorado Avenue
Klamath Falls, OR 97601

STATE OF OREGON
County of Klamath

Filed for record at request of:

1999, day of January, A.D. 1999
11:17, Book A.M., and duly recorded
Vol. 1199 of Deeds on Page 1588

Linda Smith, County Clerk

at Klamath Falls, Oregon

Fee \$10.00