

ROBERT E. NEESER and NANCY A. NEESER, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DAVID STEPHENS, JR. and TERESA L. STEPHENS, husband and wife,
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:

LOT 5 IN BLOCK 10 OF TRACT 1064, FIRST ADDITION TO GATEWOOD, ACCORDING TO
THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
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 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.

The true and actual consideration for this conveyance is \$ 118,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 5378 KNIGHTWOOD DRIVE, KLAMATH FALLS, OR 97603

Dated this 4 day of June, 1999

Robert E. Neeser
ROBERT E. NEESER

Nancy A. Neeser
NANCY A. NEESER

STATE OF Oregon

SS. June 4 19 99

COUNTY OF Klamath

Personally appeared the above named Robert E. Neeser and

Nancy A. Neeser

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Maynard A. Smith
Notary Public for Oregon
My commission expires 12-20-02

ESCROW NO. MT48012-MS

Return to:

DAVID STEPHENS, JR.
5378 KNIGHTWOOD DRIVE
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath

Recorded 6/8/99, at 3:35 p.m.

In Vol. M99 Page 22659

Linda Smith,

County Clerk

Fees 30-

KE