

1999 SEP -8 PM 3:22

MTC 49109-LW
WARRANTY DEED

36088

Vol M99 Page

FRANKLIN NEAL WOMACK and IRENE SHEILA WOMACK, husband and wife,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
LYLE C. NIELSON and CHERISE L. NIELSON, 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 7 OF SECOND ADDITION TO SUNSET VILLAGE, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON.

TAX ACCOUNT NO.: 3909-012CB-1300

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 105,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 3901 CORONADO WAY, KLAMATH FALLS, OR 97603

Dated this 3rd day of September, 1999

Franklin Neal WOMACK
FRANKLIN NEAL WOMACK

Irene Sheila WOMACK
IRENE SHEILA WOMACK

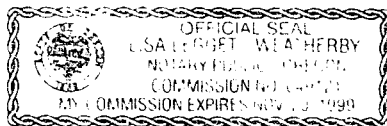
State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Sept. 3, 1999 by
FRANKLIN NEAL WOMACK AND IRENE SHEILA WOMACK.

Jim Regent Weatherly
(Notary Public for Oregon)
My commission expires 11/20/99

ESCROW NO. MT49109-LW

Return to:
LYLE C. NIELSON
3901 CORONADO WAY
KLAMATH FALLS, OR 97603



State of Oregon, County of Klamath
Recorded 9/08/99, at 3:22 p.m.
In Vol. M99 Page 36088
Linda Smith,
County Clerk Fee \$ 30.00

30.00