

1999 NOV 22 AM 11:34

Vol M99 Page 46315

AFTER RECORDING RETURN TO:

Jerry M. Molatore  
426 Main Street  
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO

Nancy Turiello  
927 Jefferson Street  
Klamath Falls, OR 97601

NTC 49674

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**DEED**

WHEREAS, title to the real property described below is vested in CHRISTOPHER NEELY, subject to the lien of a trust deed recorded in Volume M93 at page 12322 on May 28, 1993; and

WHEREAS, the notes and indebtedness secured by said trust deed are now owned by NANCY TURIELLO, on which notes and indebtedness there is now due and owing more than \$29,000; and

WHEREAS, CHRISTOPHER NEELY has requested NANCY TURIELLO to accept an absolute deed of conveyance of said property, and

WHEREAS, CHRISTOPHER NEELY does not admit his liability regarding the indebtedness secured by said trust deed, but

WHEREAS, NANCY TURIELLO is willing to release CHRISTOPHER NEELY of any liability regarding the indebtedness secured by said trust deed;

NOW, THEREFORE, for the cancellation of the notes and indebtedness secured by said trust deed (whether or not there is any liability on the part of CHRISTOPHER NEELY), CHRISTOPHER NEELY does hereby grant, bargain, sell and convey unto NANCY TURIELLO, her heirs, successors and assigns, all of the following described real property situated in the County of Klamath, State of Oregon, to wit:

See Attached EXHIBIT "A"

together with all of the tenements, hereditaments, and appurtenances thereafter belonging to or in anywise appertaining.

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 USES.

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CHRISTOPHER NEELY agrees that NANCY TURIELLO has the right to keep as her sole and separate property all payments made by CHRISTOPHER NEELY and his predecessors in interest under said trust deed.

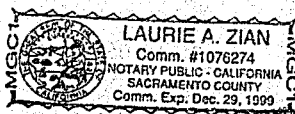
The true and actual consideration paid for this transfer is none.

Dated this 15th day of November, 1999.

Christopher Neely  
CHRISTOPHER NEELY

STATE OF CALIFORNIA )  
 ) ss.  
County of SACRAMENTO )

The foregoing instrument was acknowledged before me this 15th day of NOVEMBER, 1999, by CHRISTOPHER NEELY.



Laurie A. Zian  
Notary Public  
My Commission Expires: Dec. 29, 1999

GRANTOR'S NAME AND ADDRESS:

Christopher Neely  
P. O. Box 188036  
Sacramento, CA 95818

STATE OF OREGON )  
 ) ss.  
County of Klamath )

GRANTEE'S NAME AND ADDRESS:

Nancy Turiello  
927 Jefferson Street  
Klamath Falls, OR 97601

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 1998, at \_\_\_\_\_ o'clock, \_\_\_\_\_ m., and recorded in book/reel/ volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as fee/file/instrument/microfilm/ reception No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Name \_\_\_\_\_ Title \_\_\_\_\_  
By \_\_\_\_\_ Deputy \_\_\_\_\_

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1**

That portion of Block 44 of NICHOLS ADDITION to the City of Klamath Falls, Oregon more particularly described as beginning at a point 243 feet North, 51 degrees 15' West of a point 60 feet North, 38 degrees 45' East of the Northeast corner of Block 12 in the City of Klamath Falls, (formerly Linkville), sometimes described as Block 12 of Nichols Addition to the City of Klamath Falls, the numbering of the Blocks in Nichols Addition to the City of Klamath Falls, being a continuation of the numbering of the blocks in the Original Town of Klamath Falls, formerly Linkville; thence North 38 degrees 45' East 155 feet 9 inches; thence North 51 degrees 15' West 57 feet; thence South 38 degrees 45' West 155 feet 9 inches; thence South 51 degrees 15' East 57 feet to place of beginning, being situated in the SW1/4 of the SE1/4 of Section 29, Township 38 South, Range 9 East of the Willamette Meridian, being a part of the land deeded to Sarah E. Taylor by Deed recorded in Book 1, page 457, Deed Records of Klamath County, Oregon.

EXCEPTING THEREFROM that portion of Block 44 of NICHOLS ADDITION to the City of Klamath Falls, Oregon, particularly described as beginning at a point 243 feet North, 51 degrees 15' West of a point 60 feet North, 38 degrees 45' East of the Northeast corner of Block 12 in the City of Klamath Falls, (formerly Linkville), sometimes described as Block 12 of Nichols Addition to the City of Klamath Falls, formerly Linkville, said point of beginning being on the Northeasterly line of Ninth Street; thence continuing North 51 degrees 45' West, a distance of 3.0 feet; thence North 38 degrees 15' East at right angles to Ninth Street, a distance of 81.10 feet; thence South 51 degrees 15' East a distance of 3.0 feet; thence South 38 degrees 45' West a distance of 81.10 feet to the point of beginning; said parcel being Southeasterly 3.0 feet of the Southwesterly 81.10 feet of that parcel described in Deed Volume M78, page 8088, Microfilm Records of Klamath County, Oregon.

**PARCEL 2**

The Southeasterly 3 feet of the following described property:

Beginning at the Northwest corner of Block 44, NICHOLS ADDITION to the Town of Linkville, now City of Klamath Falls, Oregon; thence Westerly along the Northeasterly line of 9th Street, 50 feet; thence Northeasterly parallel with Jefferson street (formerly Bush Street) 90 feet; thence Southeasterly parallel with 9th Street 50 feet; thence Southwesterly along the Northerly line of said Block 44 in said Nichols Addition 90 feet to the place of beginning, being a portion of closed Canal Street, now Washington Street, and being further described as the South 50 feet of the West 90 feet of closed Canal Street.

Including the following easement:  
Beginning at the most Northerly corner of the above described property; referenced in Warranty Deed dated November 5, 1981, recorded June 11, 1991 in Volume M91 at page 10949, Microfilm Records of Klamath County, Oregon. Thence North 51 degrees 02' 13" West along the dead end of Washington Street, 15.48 feet; thence South 01 degrees 13' 10" West 25.30 feet to a point on the Northwesterly line of Block 44 of NICHOLS ADDITION; thence North 38 degrees 57' 47" East along said Northwesterly Block line, 20.00 feet to the point of beginning.

State of Oregon, County of Klamath  
Recorded 11/22/99, at 11:34 a.m.  
In Vol. M99 Page 46315  
Linda Smith,  
County Clerk      Fee \$ 40<sup>00</sup>