

1997 DEC -7 AM 11:11

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WARRANTY DEED

State of Oregon, County of Klamath
Recorded 12/07/99, at 11:11 a.m.
In Vol. M99 Page 48101
Linda Smith,
County Clerk Fee \$ 30⁰⁰

ASPEN TITLE ESCROW NO.: 01050513

AFTER RECORDING RETURN TO:
Mr. & Mrs. Williams

1751 Derby St.
Klamath Falls, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

John Neipp hereinafter called GRANTOR(S), convey(s) and
warrants to David C. Williams and Marilyn J. Williams, Husband
and Wife, hereinafter called GRANTEE(S), all that real property
situated in the County of Klamath, State of Oregon, described
as:

The South 70 feet of Lots 15, 16, 17 and 18, Block 12, ST.
FRANCIS PARK, in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-2CD TAX LOT 2100

D. W.
MW "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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$49,550.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 3rd day of December 1999.

John Neipp
JOHN NEIPP

STATE OF OREGON, County of Klamath)ss.

On December 3rd, 1999, personally appeared John Neipp who
acknowledged the foregoing instrument to be his voluntary act
and deed.

Pam Barnett
Notary Public for OREGON

My Commission Expires: Aug. 24, 2001

