

NA

2000 MAY -1 AM 10:46

WARRANTY DEED - SURVIVORSHIP

Vol M00 Page 15346



KNOW ALL MEN BY THESE PRESENTS, That Henrietta Turner Neubecker AND **
James Welts, hereinafter called the grantor,
 for the consideration hereinafter stated to the grantor paid by Henrietta Turner Neubecker AND
James Welts AND Cathleen C. Welts
 hereinafter called grantees, hereby grants, bargains, sells and conveys unto the grantees, not as tenants in common but
 with the right of survivorship, their assigns and the heirs of the survivor of the grantees, the following described real
 property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,
 situated in the County of Klamath, State of Oregon, to-wit:

All Lot 20, Except the Westely 1535.01 feet measured along South line,
 Block 7, Klamath Falls Forest Estates - Sycan Unit, in the County of
 Klamath, State of Oregon. (Map. 3313-2800 TL 3400 described as 200)

** ALSO KNOWN AS HENRIETTA NEUBECKER

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the above described and granted premises unto the grantees, their assigns and
 the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the
 right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns,
 that grantor is lawfully seized in fee simple of the premises, that same are free from all encumbrances

and that
 grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$.....
 However, the actual consideration consists of or includes other property or value given or promised which is
 the whole consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical
 changes shall be made so that the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this day of,
 19.....; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other
 person duly authorized to do so by order of its board of directors.

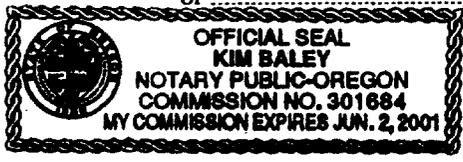
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS
 INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS.
 BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE
 TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY
 PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY
 LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN
 ORS 30.930.

James F. Welts
Henrietta Neubecker
Cathleen C. Welts

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on May 1, 2000
 by James F. Freeman Welts, Henrietta Neubecker, Cathleen C. Welts

This instrument was acknowledged before me on, 19.....,
 by
 as
 of



Kim Baley
 Notary Public for Oregon
 My commission expires June 2, 2001

Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip):
CATHLEEN C. WELTS & JAMES F. WELTS
474 DORMAN AVE.
YUBA CITY, CA. 95991-5960

Until requested otherwise send all tax statements to (Name, Address, Zip):

SPACE RESERVED FOR RECORDER'S USE

State of Oregon, County of Klamath
 Recorded 05/01/00, at 10:46 a.m.
 In Vol. M00 Page 15346
Linda Smith,
 County Clerk Fee \$ 21.00

21A