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MTL 54200-MS
WARRANTY DEED

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WILLIAM R. MCNEARY and KELLY J. MCNEARY, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:

MARK R. HUTSELL,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
3809-032AB-00900 411771

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 90,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 506 N. 8TH STREET, KLAMATH FALLS, OR 97601

Dated this 19th day of July, 2001

WR McNeary
WILLIAM R. MCNEARY

Kelly J. McNeary
KELLY J. MCNEARY

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 19, 2001 by
WILLIAM R. MCNEARY AND KELLY J. MCNEARY.

Marjorie A Stuart
(Notary Public for Oregon)
My commission expires 12/20/02

ESCROW NO. MT54200-MS

Return to:

MARK R. HUTSELL
506 N. 8TH STREET
KLAMATH FALLS, OR 97601



36010

EXHIBIT "A"
LEGAL DESCRIPTION

The S1/2 of Lots 1 and 2 in Block 54 of NICHOLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Beginning at the Southeasterly corner of Lot 1 in said block and addition; thence Northwesterly along the Southwesterly boundary line of 8th Street in said addition 59 feet; thence Southwesterly and at right angles to 8th Street, 110 feet; thence Southerly parallel with 8th Street, 59 feet to Jefferson (formerly Bush Street); thence Northeasterly at right angles to 8th Street, 110 feet to the place of beginning, being a portion of Lots 1 and 2 in Block 54 of said NICHOLS ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 07/20/01 at 3:16 p.m.
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Linda Smith,
County Clerk Fee\$ 26.00