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After recording return to:

BRIAN NELSON NEELY, SR.
P.O. BOX
KENO, OR 97627

State of Oregon, County of Klamath
Recorded 02/11/2003 11:32 m.
Vol M03 Pg 08353
Linda Smith, County Clerk
Fee \$ 2.00 # of Pgs 1

Until a change is requested all tax statements shall be sent to the following address:

BRIAN NELSON NEELY, SR.
P.O. BOX
KENO, OR 97627

Escrow No. MT59037-MS
Title No. _____

'03 FEB 11 AM 11:13

WARRANTY DEED

JIM L. SCHWARTZ and DAWN SCHWARTZ, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: BRIAN NELSON NEELY, SR.

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 3, Block 31 of FIFTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

622543 4008-006BC-00100

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.

The true and actual consideration for this conveyance is \$ **144,000.00.**

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.

Dated this 28th day of January, 2003.

[Signature]
JIM L. SCHWARTZ
[Signature]
DAWN SCHWARTZ

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on January 28, 2003 by JIM L. SCHWARTZ AND DAWN SCHWARTZ.

[Signature]
(Notary Public for Oregon)

commission expires 12-20-06

