



After recording return to:

BRIAN NELSON NEELY, SR.

P.O. BOX

KENO, OR 97627

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. \_\_\_\_\_

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State of Oregon, County of Klamath

Recorded 02/11/2003 11:13a m.

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Linda Smith, County Clerk

Fee \$ 2.00 # of Pgs 1

'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.

JIM L. SCHWARTZ

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.

(Notary Public for Oregon)

commission expires 12-20-06

