

03 JUL 15 PM 3:51



MT6- 61758 TM

Vol M03 Page 49368

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
JOHN D. O'NEIL

2100 Arthur St.
Klamath Falls, OR 97603

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

State of Oregon, County of Klamath
Recorded 07/15/2003 3:51 p.m.
Vol M03 Pg 49368
Linda Smith, County Clerk
Fee \$ 2.00 # of Pgs 1

JOHN D. O'NEIL

2100 Arthur St.
Klamath Falls, OR 97603

Escrow No. MT61758-TM

WARRANTY DEED

KERRY R. JAMES and DEBRA M. JAMES, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to JOHN D. O'NEIL and ANNIE O'NEIL, as tenants by the entirety, 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:

The North half of Lot D of Resubdivision of ENTERPRISE TRACT NO. 24, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No.: 3909-003BD-01900-000

Key No.: 525587

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record 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 \$102,000.00.

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 15 day of July, 2003

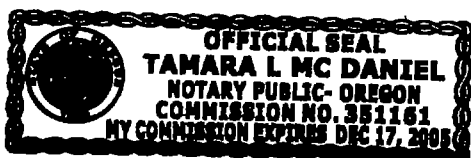
Kerry R. James
KERRY R. JAMES

Debra M. James
DEBRA M. JAMES

Kerry R. James attorney in fact
BY: KERRY R. JAMES, ATTORNEY IN FACT

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 15, 2003 by KERRY R. JAMES, INDIVIDUALLY AND AS ATTORNEY IN FACT FOR DEBRA M. JAMES.



Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/05

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