

04 JUL 26 PM 2:46

State of Oregon, County of Klamath  
Recorded 07/26/04 2:46 P m  
Vol M04 Pg 48753  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

After Recording Return to:

JAMES A. MC NEIL and JANET L. MC NEIL

PO Box 438  
Fort Klamath, OR 97626

Until a change is requested all tax statements

Shall be sent to the following address:

JAMES A. MC NEIL and JANET L. MC NEIL

Same As Above

**WARRANTY DEED**  
(INDIVIDUAL)

ASpen 58779 AF

THEODORE A. SUNDIN and MICHELLE M. SUNDIN, herein called grantor, convey(s) to JAMES A. MC NEIL and JANET L. MC NEIL, HUSBAND AND WIFE all that real property situated in the County of KLAMATH, State of Oregon, described as:

All of Block 7, HESSIG ADDITION TO FORT KLAMATH, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

TOGETHER WITH that portion of vacated Emmitt Street and vacated 6th Street as disclosed by Order Granting Vacation recorded in Volume M-95 at Page 19420 which inurred thereto.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$200,000.00.**  
(here comply with the requirements of ORS 93.930)

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 7-21-04

[Signature]  
THEODORE A. SUNDIN

[Signature]  
MICHELLE M. SUNDIN

STATE OF OREGON, County of Klamath) ss.

On July 21, 04 personally appeared the above named THEODORE A. SUNDIN and MICHELLE M. SUNDIN and acknowledged the foregoing instrument to be Their/his/her voluntary act and deed.

This document is filed at the request of:



525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00058779

Before me: [Signature]  
Notary Public for Oregon  
My commission expires: 12-3-06

Official Seal



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