

Returned to County

RETURN TO: Brandsness, Brandsness, Rudd & Bunch, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: James A. Neal and Joy Neal, Trustees of the Neal Family Trust 3440 San Sonita Drive Santa Rosa, CA 95403
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State of Oregon, County of Klamath
Recorded 07/08/05 11:27a m
Vol M05 Pg 52170
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

- WARRANTY DEED -

JAMES NEAL and JOY NEAL, husband and wife, Grantors, convey and warrant to JAMES A. NEAL and JOY NEAL, Trustees of the Neal Family Trust, U/D/T/ dated June 30, 2005, Grantees, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

The Westerly 165 feet of Lots 33 and 34, PIEDMONT HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Excepting therefrom that portion of Lot 33 for Cannon Avenue as described in deed recorded July 12, 1957 in Volume 293, page 79, Deed Records of Klamath County, Oregon,

AND excepting therefrom a portion of Lot 33 described as follows:

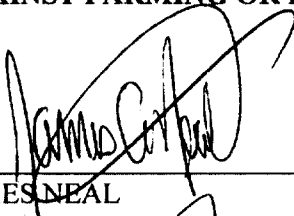
Beginning at a point on the East line of Watson Street which is South a distance of 28.0 feet from the Northwest corner of said Lot 33; thence South along said East line a distance of 72.0 feet to the North line of Cannon Street; thence East along the North line of Cannon Street a distance of 165.0 feet to a point; thence North parallel with the East line of Watson Street, a distance of 72.0 feet to a point; thence West parallel with the North line of Cannon Street, a distance of 165.0 feet to the point of beginning.

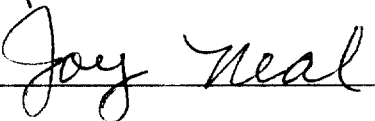
SUBJECT TO AND EXCEPTING: All those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any; and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this transfer is estate plan.

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 8 day of July, 2005.

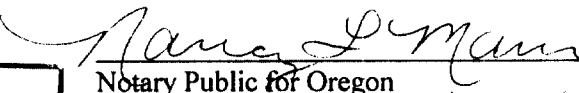


JAMES NEAL


JOY NEAL

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 8 day of July, 2005, the above-named James Neal and Joy Neal and acknowledged the foregoing instrument to be their voluntary act.



Notary Public for Oregon
My Commission expires: 11-1-07

OFFICIAL SEAL
NANCY L. MANN
NOTARY PUBLIC-OREGON
COMMISSION NO. 373177
MY COMMISSION EXPIRES NOVEMBER 1, 2007