

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

State of Oregon, County of Klamath
Recorded 07/08/05 11:27a m
Vol M05 Pg 52172
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

- WARRANTY DEED -

JAMES A. 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:

Lot 1 in Block 62 of BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: trust deed, recorded on March 27, 1978, in Volume M78, page 5742, Microfilm Records of Klamath County, Oregon, in favor of Klamath First Federal Savings and Loan Association, as Beneficiary. The Grantees named herein hereby to agree to assume and pay in full this Trust Deed described herein.

SUBJECT TO AND EXCEPTING: All recorded liens and encumbrances and those apparent upon the land, if any, as of the date of this deed.

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.



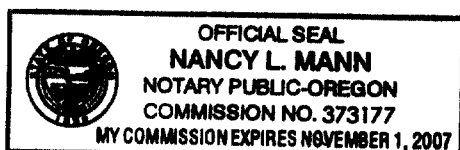
JAMES A. NEAL

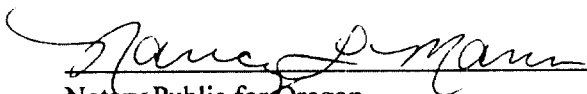


JOY NEAL

STATE OF OREGON)
) ss.
County of Klamath)

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





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