

EA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



*Jesse J. McNeice*  
 5350 Shasta Way  
 Klamath Falls, Oregon 97601  
 Grantor's Name and Address  
*Brian R. Conn*  
 9920 Silver Dale Ct. G  
 Sacramento, California 95829  
 Grantee's Name and Address

M06-10757

Klamath County, Oregon

05/26/2006 02:59:48 PM

Pages 1 Fee: \$21.00

SPA

REC

After recording, return to (Name, Address, Zip):

*Jesse J. & Ann L. McNeice*  
 5350 Shasta Way  
 Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

SAME AS ABOVE

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that *Jesse J. McNeice Ann L. McNeice*

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by *Jesse J. McNeice and Ann L. McNeice, husband and wife and Brian R. Conn, grandson.*  
 hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in *Klamath* County, State of Oregon, described as follows, to-wit:

*N 1/2 S 1/2 W 1/2 NW 1/4 of section 17, Township 36 South, Range 13 East of The Willamette Meridian, Klamath County, Oregon.*

Reserving therefrom perpetual easement for the purpose of ingress and egress over the Easterly 30 feet of the herein described property and benefitting adjoining parcel described as: *The S 1/2 S 1/2 W 1/2 NW 1/4 of section 17, Township 36 South, Range 13 East of The Willamette Meridian, Klamath County, Oregon*

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): *Rights of The public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.* and that grantor will warrant and forever defend the 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 paid for this transfer, stated in terms of dollars, is *\$500.00*. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural.

In witness whereof, the grantor has executed this instrument on *May 26, 2006*; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

*Jesse J. McNeice*  
*Jesse J. McNeice*

*Ann L. McNeice*  
*Ann L. McNeice*

STATE OF OREGON, County of *Klamath* ss.

This instrument was acknowledged before me on *May 26, 2006*  
 by *McNeice, Jesse James & McNeice, Ann Louise*



*Julie E. DeJong*  
 Notary Public for Oregon  
 My commission expires *Jul 8, 2008*