

MTC 13116
WARRANTY DEED

Until a change is requested, all
tax statements shall be sent to:

Edward & Marjorie O'Neill

9902 Stonecrest Drive S., Salem, Or. 97306

DONOVAN KENDALL, Grantor, conveys and warrants to EDWARD P. O'NEILL and MARJORIE L. O'NEILL husband and wife, Grantees, the following described real property free of encumbrances except as specifically set forth herein:

The South One-Half (S 1/2) of the Northeast One-Quarter (NE 1/4) of Section 16, Township 24 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon;

EXCEPTING THEREFROM the Southwest One-Quarter (SW 1/4) of the Southwest One-Quarter (SW 1/4) of the Northeast One-Quarter (NE 1/4) and the Northeast One-Quarter (NE 1/4) of the Southwest One-Quarter (SW 1/4) of said Section 16, Township 24 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO:

- (1) Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
- (2) Transmission line easement, including the terms and provisions thereof, recorded in Volume 250, Page 285, Records of Klamath County, Oregon.
In favor of: United States of America
For: Electric Power Transmission Line
- (3) An easement as reserved in Agreement for Sale of Real Estate, recorded November 16, 1978, in Volume M78, Page 25849, Microfilm Records of Klamath County, Oregon, to-wit:

"Reserving an easement fifteen feet wide, parallel to and touching the entire Northern boundary of said parcel; said easement being an existing dirt road and is for the express purpose of entry and exit to or from private property."

(4) Non-exclusive road easement, including the terms and provisions thereof, granted to United States of America, recorded November 20, 1978, in Volume M78, Page 26235, Microfilm Records of Klamath County, Oregon.

The true consideration for this conveyance is _____

----- TWENTY FIVE THOUSAND AND No/100 ----- (\$25,000.00).

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 23 day of December, 1983.

Donovan Kendall
DONOVAN KENDALL

STATE OF OREGON)
County of Deschutes) ss.

Personally appeared the above named Donovan Kendall and acknowledged the foregoing instrument to be his voluntary act. Before me:

Kathleen M. Weisner
KATHLEEN M. WEISNER
NOTARY PUBLIC - OREGON
My Commission Expires Nov 25, 1986

Notary Public for Oregon
My Commission Expires: _____

Return:
Pete Forest Emerson
P.O. Box 885
51470 S. Highway 97
La Pine, OR 97539

2 - WARRANTY DEED

STATE OF OREGON: COUNTY OF KLAMATH:ss
I hereby certify that the within instrument was received and filed for record on the 26th day of January A.D., 1984 at 11:20 o'clock A.M. and duly recorded in Vol M84, of Deeds on page 1412.

Fee \$ 8.00

EVELYN BIEHN, COUNTY CLERK

by Donovan Kendall Deputy