

ATC - 69799

59648



TITLE & ESCROW, INC.

Vol. M80 Page 5146

S-29739

WARRANTY DEED (INDIVIDUAL)

GLEN F. LEACH and RUBY LEACH, husband and wife, hereinafter called grantor,
convey(s) to GEORGE T. HORN and JANET S. HORN, husband and wife
County of Klamath, State of Oregon, described as:

The West 3 feet of Lot 31 and all of Lot 30, RESUBDIVISION OF TRACTS B
S C, FRONTIER TRACTS, in the County of Klamath, State of Oregon.

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THIS INSTRUMENT WILL NOT ALLOW ANY 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 DEPART-
MENT TO VERIFY APPROVED USES.

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 PLAN-
NING DEPARTMENT TO VERIFY APPROVED USES. \$44

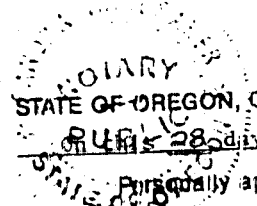
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
those set out in Exhibit "A" attached hereto

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 \$25,000.00 ~~However, the actual con-~~
~~sideration consists of the property or value given or promised which is the whole consideration~~
~~and not the cash or other tokens or symbols of value applicable. See ORS 22.030~~

In construing this deed and where the context so requires, the singular includes the plural.
IN WITNESS WHEREOF, the grantor has executed this instrument this 27 day of March,
19 86.

Glen F. Leach
Glen F. Leach
Ruby Leach
Ruby Leach



STATE OF OREGON, County of Klamath) ss.
On this 28 day of March, 19 86.
Personally appeared the above named GLEN F. LEACH AND RUBY LEACH, husband
and wife and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me: Sandra Handscher
Notary Public for Oregon
My Commission Expires: 7-23-89

Glen F. Leach
Ruby Leach
GRANTOR'S NAME AND ADDRESS
George T. Horn
Janet S. Horn
GRANTEE'S NAME AND ADDRESS
George T. and Janet S. Horn
Box 128 HC 34
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP
Use a change if requested; all statements are to be true to the following and use.
George T. and Janet S. Horn
Box 128 HC 34
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,	ss.
County of _____	
I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____, Record of Deeds of said county.	
Witness my hand and seal of County affixed.	
NAME	TITLE
By _____	Deputy

EXHIBIT "A"

SUBJECT TO:

1. Recitals in Deeds from Harry Elmer Hansberry to the United States of America, recorded April 5, 1932, in Volume 97 at page 237, recorded May 19, 1934 in Volume 103 at page 56, and recorded August 31, 1934 in Volume 103 at page 443, all in Deed Records of Klamath County, Oregon, substantially as follows: "Reserving also to the United States of America an easement for the flowage and seepage, on lowering of the water table of said land and for the operation and maintenance of the necessary irrigation structures and works, etc.
2. Conditions, restrictions as shown on the recorded plat of Frontier Tracts.
3. Conditions and Restrictions in Deed:

Recorded	:	November 21, 1962
Book	:	341
Page	:	453
Fee #	:	74829
As Follows	:	No commercial enterprise or enterprises shall be operated on the property.

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

On this 28th day of March A.D., 19 86
at 4:06 o'clock P M. and duly recorded
in Vol. M86 of Deeds Page 5146
By Evelyn Biehn, County Clerk
By [Signature] Deputy.

Fee. \$14.00