

WARRANTY DEED

ELAINE B. SELLES, Grantor, conveys and warrants to PETER R. O'NEIL and ESTHER Y. O'NEIL, Husband and Wife, Grantees, all her right, title and interest in and to the following described real property:

Parcel 1

Beginning at a point on the Westerly line of the Old Road leading from Klamath Falls to Keno, at the intersection of said line with the Northerly right of way line of the Weyerhaeuser Timber Company's logging road as same is now constructed; thence North 22°10' East along the West line of said Old Road, 153.25 feet; thence North 67°50' West 148.25 feet; thence North 22°10' East 153.25 feet; thence North 67°50' West 148.25 feet; thence South 22°10' West 281.56 feet to said railroad right of way; thence Southeasterly along said railroad right of way to the place of beginning, being in the NE1/4 SW1/4 of Section 31, Township 39 South, Range 8 East of the Willamette Meridian.

Parcel 2

Lot 7, Block 1, KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon.

Parcel 3

Beginning at a point on the Westerly line of the Old Road leading from Klamath Falls to Keno, Oregon, at the intersection of said line of road and the Northerly right-of-way line of the Weyerhaeuser Timber Company's logging road as same is now constructed; thence Northeasterly along the West line of said Old Road 306.50 feet to the point of beginning of the land herein conveyed; thence North 67°50' West at right angles to said County road 296.45 feet; thence North 22°10' East 141 feet; thence South 67°50' East 333.45 feet to the Westerly line of said County Road; thence Southwesterly along said line of road to the point of beginning, in the NE1/4 SW1/4 of Section 31, Township 39 South, Range 8 East of the Willamette Meridian.

Beginning at a point on the Westerly line of the Old Klamath Falls-Keno County Road which is North 22°10' East a distance of 153.25 feet from the intersection of the Westerly line of said road with the Northerly right of way line of the Weyerhaeuser Timber Company's logging railroad; thence North 22°10' East along the Westerly line of said road a distance of 153.25 feet; thence North 67°50' West 148.25 feet; thence South 22°10' West 153.25 feet; thence South 67°50' East 148.25 feet to the point of beginning, in the NE1/4 SW1/4 of Section 31, Township 39 South, Range 8 East of the Willamette Meridian.

Return & Taxes:
Mr. & Mrs. Peter O'Neil
P.O. Box 124
Midland, Or. 97634

The land is conveyed subject to any easements, rights of way, reservations and restrictions of record and those apparent on the land and property taxes for the tax year 1992-93 which are now a lien but are not yet due and payable.

The true consideration paid for this conveyance is \$71,000.00.

SUBJECT TO THE FOLLOWING LAW:

"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." ORS 93.040

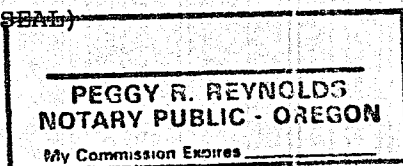
Dated this 31st day of August, 1992.

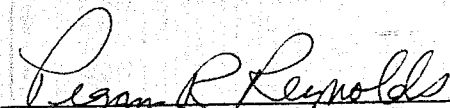

Elaine B. Selles

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on ~~August~~ ^{Sept.} 1, 1992, by Elaine B. Selles.

(SEAL)




Notary Public for Oregon
My commission expires: 12-5-92

After recording return to: Mr. & Mrs. Peter O'Neil, P.O. Box 124, Midland, OR 97634

Send tax statements to: Mr. & Mrs. Peter O'Neil, P.O. Box 124, Midland, OR 97634

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Wm. M. Ganong the 2nd day of Sept. A.D., 19 92 at 3:27 o'clock P.M., and duly recorded in Vol. N92 of Deeds on Page 20099.
Evelyn Biehn, County Clerk
By Pauline M. Mendenhall

FEE \$35.00