

NL

58617

992 MAR 15 AM 11 37

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

Vol. m93 Page 5249

THOMAS E. COPELAND and MARILYN COPELAND

MTC 27461

conveys and warrants to KELLY O'NEILL and KATHLEEN O'NEILL, husband and wife, Grantor,

except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit:
Lot 11, Block 9, WAGON TRAIL, ACREAGES NO. 1, SECOND ADDITION, according to the official
plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TAX ACCT NO. 2309 1CO, 1200

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The property is free from encumbrances except

THOSE SHOWN ON THE REVERSE SIDE IF ANY

The true consideration for this conveyance is \$ 55,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 12 day of march, 1993

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.

THOMAS E. COPELAND

MARILYN COPELAND

STATE OF OREGON, County of Deschutes) ss.

This instrument was acknowledged before me on 3-12, 1993,

by THOMAS E. COPELAND MARILYN COPELAND

OFFICIAL SEAL
JANET M. JORDAN
NOTARY PUBLIC-OREGON
COMMISSION NO. 018541
MY COMMISSION EXPIRES OCT. 1, 1998Notary Public for Oregon
My commission expires

WARRANTY DEED

THOMAS E. COPELAND
KELLY O'NEILLGRANTOR
GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

KELLY O'NEILL

KATHLEEN O'NEILL

52467 LOST PONDEROSA

LAPINE, OR 97739

NAME, ADDRESS, ZIP

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

SAME AS ABOVE 81194933

KELLY O'NEILL & KATHLEEN O'NEILL

52467 LOST PONDEROSA

LAPINE OR 97739

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of } ss.

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 fee/file/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

1. Subject to the terms and provisions of Wagon Trail Ranch Homeowners Association, as set forth in plat dedication.
2. A 25 foot public utility easement across the Northeasterly corner of Lot 11 as shown on dedicated plat.
3. A 20 foot public utility easement across rear of Lot 11 as shown on dedicated plat.
4. Subject to reservations and restrictions as contained in the dedication of plat of Wagon Trail Acreages No. 1, First Addition, to wit:

"NOTE: Mobile homes permitted on lots except the following: Lots 1 through 6, 12 through 19, 27 through 39, 44 and 45 in Block 6; Lot 1 in Block 7; Lots 1 and 10 through 39, 44 and 45 in Block 6; Lot 1 in Block 7; Lots 1 and 10 through 15 in Block 8; Lots 1 through 3, 7 and 8 in Block 9."

5. Reservations and restrictions for Wagon Trail Ranch, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, subject to terms and provisions thereof, recorded August 30, 1972 in Volume M72, page 9766, and recorded July 30, 1975 in Volume M75, page 8741, Microfilm Records of Klamath County, Oregon.

Amended by instruments recorded January 5, 1977 at Book M77, page 207 and 210, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 15th day
of March A.D., 19 93 at 11:37 o'clock A.M. and duly recorded in Vol. M93
of Deeds on Page 5249.

FEE \$35.00

Evelyn Biehn County Clerk

By Roxanne Mulendore