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WARRANTY DEED

(Statutory Form)

MTC 29722

Vol. M93 Page 10769

GRANTOR: GEORGE M. PETERSON

CONVEYS AND WARRANTS TO

GRANTEE: GREG S. FERRO AND DIANE M. MORGAN, Husband and Wife

the following described real property free of encumbrances except as specifically set forth herein:

Lot 5, Block 3, WAGON TRAIL ACREAGES NUMBER ONE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon
Tax account no: 2309-001A0-02900

SUBJECT TO:

1. Reservations as contained in plat dedication, to wit: "That fee title to all common areas, streets, private ways, roads, private recreational areas, semi-public recreational or service areas, leased scenic areas shall remain in Brooks Resources corporation to be conveyed to the Wagon Trail Homeowners Association, under such terms and conditions as the Master Design may provide."
2. A 10 foot public utility easement along rear lot lines as shown on dedicated plat.
3. Subject to the provisions of Wagon Trail Property Owners Association.
4. Declarations and restrictions, imposed by instrument, recorded in Volume M72, page 9766, Microfilm Records of Klamath County, Oregon. Said covenants, conditions and restrictions were amended by instrument recorded January 5, 1977 in Volume M77, page 207, Microfilm Records of Klamath County, Oregon; and amended by instrument recorded January 5, 1977 in Volume M77, page 210, Microfilm Records of Klamath County, Oregon.
5. An easement created by instrument dated August 13, 1976 and recorded August 18, 1976 in Volume M67, page 12797, Microfilm Records of Klamath County, Oregon.
6. Easements for utilities and fire protection as shown on the dedicated plat.

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.

The true and actual consideration for this transfer stated in terms of dollars is \$ 79,500.00. However, if the actual consideration consists of or includes other property or other value given or promised, such other property or value was part of the / the whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of Directors.

GRANTOR:

George M. Peterson

DATED: May 11, 1993

Until a change is requested, all tax statements shall be sent to the following address:
Grantee at: HC 76 Box 995, LaPine, OR 97739

STATE OF OREGON, County of Deschutes ss.Date: May 11, 1993Personally appeared the abovesigned George M. Peterson

and acknowledged the foregoing instrument to be his voluntary act and deed. Before me:

NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES: 5/5/96

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Mountain Title co

on this 13th day of May A.D., 19 93
at 1:44 o'clock PM and duly recorded
in Vol. M93 of Deeds Page 10769

Evelyn Biehn County Clerk

By Dan M. Mueland Deputy.

Fee, \$30.00

STATE OF OREGON, County of _____ ss.

Date: _____

Personally appeared _____

sworn, stated that he/she is the

of grantor corporation and that this instrument was voluntarily signed and sealed on behalf of the corporation. Before Me:

NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES:



OFFICIAL SEAL
KARIN LEA
NOTARY PUBLIC-OREGON
COMMISSION NO. 014777
MY COMMISSION EXPIRES MAY 5, 1996

AFTER RECORDING RETURN TO:

Key Title Co. #27-19712K
P.O. Box 6178, Bend, OR 97708