

WARRANTY DEED

(Statutory Form)

MTC 29945

GRANTOR: KELLY O'NEILL and KATHLEEN O'NEILL

CONVEYS AND WARRANTS TO

GRANTEE: JAMES HOLLIS HORN and WAUNEMA IRENE HORN, Husband and Wife

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

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.

SUBJECT TO:

1. 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 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 the 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.

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 \$ 87,500.00. 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:

Kelly O'Neill

Kathleen O'Neill

DATED: May 20, 1993

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

Grantee at: HC 76, Box 992 - La Pine, Oregon 97739

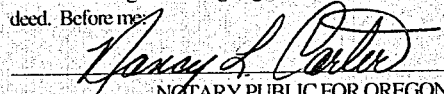
STATE OF OREGON, County of Deschutes ss.

Date: May 20, 1993

Personally appeared the above named

Kelly O'Neill & Kathleen O'Neill

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



NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES: Mar. 16, 1997

STATE OF OREGON, County of ss.

Date:

Personally appeared, who being

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:

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Mountain Title Company

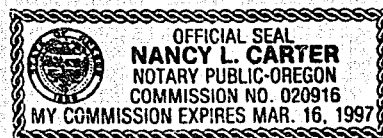
on this 25th day of May A.D., 19 93
at 2:31 o'clock P.M. and duly recorded
in Vol. M93 of Deeds Page 11873.

Evelyn Biehn County Clerk

By Annette Mueller

Deputy.

Fee, \$30.00



AFTER RECORDING RETURN TO:

KEY TITLE COMPANY #27-19853K
P. O. Box 6178
Bend, Oregon 97708