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10-29-93A11:08 RCVD

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

Vol M93 Page 28603

KELLY O'NEILL and KATHLEEN O'NEILL, Husband and Wife

conveys and warrants to MARTY R. MARTIN

Grantor,

except as specifically set forth herein situated in _____, Grantee, the following described real property free of encumbrances
Lot 10 in 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

2309 001C0 0100

The property is free from encumbrances except (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)
THOSE SHOWN ON THE REVERSE SIDE IF ANY

The true consideration for this conveyance is \$79,900.00 (Here comply with the requirements of ORS 93.030)

Dated this 23rd day of October, 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.

KELLY O'NEILL

KATHLEEN O'NEILL

STATE OF OREGON, County of _____

This instrument was acknowledged before me on 10/28/93

OFFICIAL SEAL
TEDDY LARGE
NOTARY PUBLIC-OREGON
COMMISSION NO. 012737
MY COMMISSION EXPIRES JAN. 26, 1996

Notary Public for Oregon

My commission expires 1-26-96

WARRANTY DEED

KELLY O'NEILL
MARTY R. MARTIN

GRANTOR
GRANTEE

After recording return to:

MARTY R. MARTIN
52542 RED PINE
LAPINE, OR 97739

NAME, ADDRESS, ZIP

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

MARTY R. MARTIN
52542 RED PINE
LAPINE, OR 97739
S12665TL

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.

By _____ TITLE
Deputy

1. 1993/94 Taxes, a lien ~~not yet~~ due and payable.
2. Subject to the terms and provisions of Wagon Trail Ranch Homeowners Association, as set forth in plat dedication.
3. A 20 foot public utility easement across rear of Lot 10 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 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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 29th day
of Oct. A.D., 19 93 at 11:08 o'clock A M., and duly recorded in Vol. M93
of Deeds on Page 28603
By Evelyn Biehn County Clerk
Pauline Willenborg

FEE \$35.00