

After recording return to:

FREDERICK W. VANHORN

3010 KAUAHALE STREET

KIHRI, HI 96753

98 OCT 21 AM 100

TITLE ORDER NO: K-52884

KEY ESCROW NO: 41-1876

Until a change is requested tax statements
shall be sent to the following address:
SAME AS ABOVE

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

GARY H. PETERSON and EVELYN L. PETERSON, husband and wife Grantor,
conveys and warrants to:

FREDERICK W. VANHORN and JUDITH L. VANHORN, husband and wife, Grantee,

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

Lot 9, Block 3, Wagon Trail Acreages No. 1, Third Addition, according to
the official plat thereof on file in the office of the County Clerk,
Klamath County, Oregon.

SUBJECT TO THE FOLLOWING EXCEPTIONS: (SEE EXHIBIT "A" ATTACHED HERETO)

Tax Account No: 128454

Map No: 2309-1B-1300

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$155,000.00. 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.

Dated this 15th day of October, 1998.

GRANTOR:

GARY H. PETERSON
GARY H. PETERSON

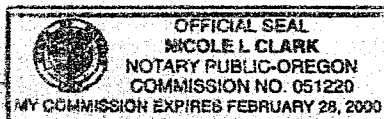
EVELYN L. PETERSON
EVELYN L. PETERSON

STATE OF OREGON, County of Deschutes) ss.

This instrument was acknowledged before me on 10/16, 1998,
by GARY H. PETERSON and EVELYN L. PETERSON

Nicole L. Clark
Notary Public for Oregon

My commission expires: 2/28/2000



1. Taxes for the fiscal year 1998-99 a lien not yet payable.
2. Agreement, relative to bridge across the Little Deschutes River as set out in instrument dated December 24, 1975, recorded March 19, 1976 in Volume M-76 on page 4024, Deed records of Klamath County, Oregon.
3. Easements for utilities as shown on the plat of Wagon Trail Acreages No. 1 Third Addition, Tract No. 1136, and reservations shown on said plat as follows: "...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 ranch Homeowners Association under such terms and conditions as the Master Plan may provide."
4. Liens and assessments of Wagon Trail Ranch Property Owner's Association.
5. Declaration of Wagon Trail Ranch recorded August 30, 1972, in Volume M-72 on page 9766, amended by Instruments recorded January 5, 1977 in Volume M-77 on pages 207 and 20, all deed records of Klamath County, Oregon, as set forth in Declaration Establishing Wagon Trail Acreages No. 1, Third Addition, Tract No. 1136, and annexing it to Wagon Trail Ranch, dated December 6, 1979, recorded December 11, 1979, in Volume M-79 on page 28494, Deed records of Klamath County, Oregon.
6. Easement, including the terms and provisions thereof, granted to Midstate Electric Cooperative, Inc. a cooperative, dated July 18, 1989, recorded November 13, 1989 in Volume M-89 page 21817, Deed records of Klamath County, Oregon, for electric transmission line.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 21st day
 of October A.D., 19 98 at 9:00 o'clock A. M., and duly recorded in Vol. M98
 of Deeds on Page 38448
 By Bernetha G. Letsch, County Clerk
 FREE \$35.00