

05 JUL 26 PM 11:30

State of Oregon, County of Klamath  
Recorded 07/28/05 11:39 Am  
Vol M05 Pg 58458-59  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

1st 601662

WARRANTY DEED -- STATUTORY FORM

WILLIAM C. CALDWELL, Grantor,

conveys and warrants to

WILLIAM M. MCNEELY AND MARNI F. MCNEELY, TRUSTEES OF THE MCNEELY FAMILY TRUST  
DATED AUGUST 1, 2002., Grantee,

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

Lot 8 Block 1 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(s): 127687  
Map/Tax Lot No(s): 2309-1A-2300

This property is free from encumbrances, EXCEPT: ~~XXXXXXXXXXXXXXXXXXXX~~,  
See attached Exhibit "A" , including any real property taxes due, but  
not yet payable.

The true consideration for this conveyance is \$55,000.00 .

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.

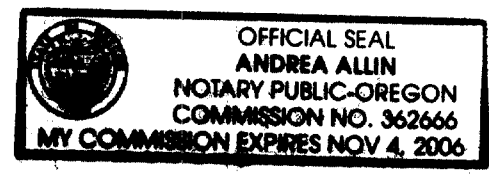
Dated this 13 day of June, 2005.

William C Caldwell  
WILLIAM C. CALDWELL

STATE OF OREGON, COUNTY OF Jackson , SS.

This instrument was acknowledged before me on June 13 , 2005 by WILLIAM C.  
CALDWELL.

Subraji  
(Notary Public for Oregon)  
My commission expires November 4, 2006



After recording return to:  
WESTERN TITLE & ESCROW COMPANY  
16455 WILLIAM FOSS ROAD  
LA PINE, OR 97739

Until a change is requested all tax statements  
shall be sent to the following address:  
WILLIAM MCNEELY  
PO BOX 514  
FOREST GROVE, OR 97116

TITLE NO. 14-0039005  
ESCROW NO. 14-0039005

205

EXHIBIT "A"

Encumbrances to remain with the property:

58459

1. Restrictions shown on the recorded plat/partition of Wagon Trail Acreage's Number One and reservation shown on said plat as follows: "...that free to all common areas, street, private ways, roads, private recreational areas, semi-public recreational or service areas, leased scenic areas shall remain in Brooks Resources Corporation to conveyd to the Wagon Trail Ranch Homeowners Association under such terms and conditions as the Master Design may provide."
2. Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Code:  
Recording Information: August 30, 1972 In Volume M72 page 9766, Deed records of Klamath County, Oregon