

WARRANTY DEED

Unless a change is requested, all tax statements shall be sent to grantee at the following address:
795 Sunset Drive, Toledo, Oregon 97391

Brooks Resources Corporation, an Oregon corporation, grantor, conveys and warrants to

ROBERT L. ZACHARY and VIVIAN ZACHARY, husband and wife, grantee,
the following described real property free of encumbrances except as specifically set forth herein:
State of Oregon, County of Klamath:

The South portion of Tract No. 5, Wagon Trail Acreages, more particularly described as the South one-half of the Northeast one quarter of the Northeast one-quarter of the Northeast one-quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Twelve (12), Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon

TOGETHER WITH: The right to use the "Limited River Recreation Area" created by grantor in Wagon Trail Ranch subject to the rules and regulations provided for in the Declarations, Restrictions, Protective Covenants and Conditions for Wagon Trail Ranch.

SUBJECT TO: Easements, restrictions and declarations of record including but not limited to the following:

- (1) A 30.00 foot easement along the West line of the above described tract of land for a right of access for the owner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 12, Township 23 South, Range 9 East of the Willamette Meridian. (2) Ditch easement as presently lies North/South approximately 30 feet from Easterly boundary of Tract No. 5.
The true consideration for this transfer is \$2,200.00.

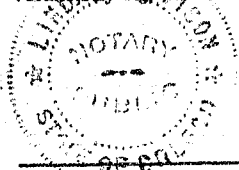
DATED December 5, 1975 BROOKS RESOURCES CORPORATION

W. L. Smith
W. L. SMITH, President

STATE OF OREGON
County of Deschutes

Date December 5, 1975

Personally appeared W. L. SMITH, who being sworn, stated that he is the President of BROOKS RESOURCES CORPORATION, and that this deed was voluntarily signed in behalf of the corporation by authority of its Board of Directors. Before me:



Linda A. Radtke
NOTARY PUBLIC FOR OREGON

My Commission Expires: April 18, 1979

RECORD and RETURN TO: Brooks Resources
416 Northeast Greenwood Bend, Oregon 97701

STATE OF OREGON, County of Klamath, ss:
I certify that the within instrument was received for record on the 8th day of JANUARY 1976 at 3:44 O'Clock P.m. and recorded in Book M 76 on page 350 Record of Deeds of said County.

W. D. MILNE
County Clerk

W. D. Milne
Deputy

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