

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

MR. HAROLD SNIDER
585 MAR LOOP
EUGENE, OREGON 97401

16837

Vol. M76 Page 14232

Not: 1 A-27205
STATUTORY WARRANTY DEED

WAYNE GILMORE and CHARLOTTE GILMORE, husband and wife, Grantors,
conveys and warrants to HAROLD SNIDER, a single man, Grantee, the following
described real-property, free of encumbrances, except as specifically set forth herein:

Lot 1 in Block 5 of Wagon Trail Acreages No. 1, First Addition,
according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

Subject to and excepting:

- 1/ Easements for utilities and fire protection as shown on the plat of Wagon
Trail Acreages No. 1 First Addition and reservations contained on said
plat as follows: "...that fee title to all common areas, streets, private
ways, roads, private recreational areas, semipublic recreational or ser-
vice areas and leased scenic areas shall remain in Brooks Resources
Corporation to be conveyed to the Wagon Trail Ranch Homeowners Asso-
ciation under such terms and conditions as the Master Design may provide.
- 2/ Declarations, Restrictions, Protective Covenants and Conditions for Wagon
Trail Ranch recorded 30 August 1972 in Volume M72, Page 9766, Micro-
film records of Klamath County, Oregon.
- 3/ Trust Deed, including the terms and provisions thereof, executed by Wayne
Gilmore and Charlotte Gilmore, husband and wife, as grantors, to Gerald
A. Martin, a trustee, for Brooks Resources Corporation, as beneficiary,
dated 10 June 1973, recorded 12 July 1973, in Volume M73, Page 8925, Micro-
film records of Klamath County, Oregon, to secure the payment of a promis-
sory note.

The true and actual consideration for this conveyance is \$2,750.00.

DATED, this 23 day of August, 1976.

Wayne Gilmore
WAYNE GILMORE - Grantor

Charlotte Gilmore
CHARLOTTE GILMORE - Grantor

STATE OF OREGON)
COUNTY OF CLATSOP) ss.

August 1976, Personally appeared the above-named WAYNE GILMORE and CHAR-
LOTTE GILMORE and acknowledged the foregoing instrument to be their voluntary act.
BEFORE ME,



David J. Toll
NOTARY PUBLIC FOR THE STATE OF OREGON

My commission expires: March 21, 1978

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 10th day of
September, A.D., 1976 at 3:12 o'clock P.M., and duly recorded in Vol. M76
of Deed on Page 14232.

FEE \$3.00

WM. D. MILNE, County Clerk

By David J. Toll Deputy