

Until a change is requested, all tax statements shall be sent to the Grantee at the following address: Gerald Lee Trask and Marie E. Trask
3571 S.E. Union
Albany, Oregon 97321

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STATUTORY WARRANTY DEED

CHARLES E. FREEMAN, JR. and KATHLEEN M. FREEMAN, husband and wife, Grantor, hereby conveys and warrants to GERALD LEE TRASK and MARIE E. TRASK, husband and wife, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Lot 22 in Block 4 of WAGON TRAIL ACREAGES NO. ONE,
FIRST ADDITION, Klamath County, Oregon.

SUBJECT TO:

Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; pending proceedings for vacating, opening or changing of streets or highways preceding entry of the ordinance or order therefor.

Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possessions thereof.

Easements, claims of easement or encumbrances which are not shown by the public records; unpatented mining claims, reservations or exceptions in patents or in acts authorizing the issuance thereof; water rights, claims or title to water.

Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose.

Taxes for 1977-78 are now a lien but not yet payable.

Easements for utilities and fire protection as shown on the plat of Wagon Trail Acreages Number One First Addition and reservations contained on said plat as follows: "...that fee title to all common areas, streets, private ways, roads, private recreational areas, semi-public recreational

STATUTORY WARRANTY DEED

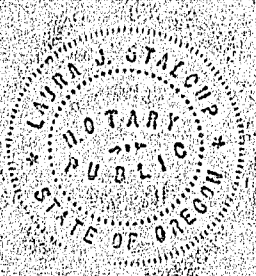
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or service areas, and leased scenic areas shall remain in Brooks Resources Corporation to be conveyed to the Wagon Trail Ranch Homeowners Association under such terms and conditions as the Master Design may provide."

Declarations, Restrictions, Protective Covenants and Conditions for Wagon Trail Ranch recorded August 30, 1972, Volume M72 page 9766, Microfilm records of Klamath County, Oregon.

The Consideration for this transfer is \$3,000.00.

DATED this 4th day of August, 1977.



Charles E. Freeman, Jr.
CHARLES E. FREEMAN, JR.

Kathleen M. Freeman
KATHLEEN M. FREEMAN

STATE OF OREGON, County of Lane, ss:

Personally appeared the above-named CHARLES E. FREEMAN, JR. and KATHLEEN M. FREEMAN, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me this 4th day of August, 1977.

Return to:
Deschutes Co. Title Co.
P.O. Box 323, Bend 97701

Laura J. Stalcup
Notary Public for Oregon
My Commission Expires: Dec 5, 1977

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of KLAMATH COUNTY TITLE CO
his 5th day of AUGUST A. D. 1977 at 3:05 o'clock P.M., and
 duly recorded in Vol. M77, of DEEDS on Page 14148
FEE \$ 6.00
W2 D. MILNE, County Clerk
W2 D. Milne