

A-29221

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WARRANTY DEED

Until a change is requested, all tax statements shall be sent to the following address: *Return*

Carl A. Banks

2005 Monterey Lane, Eugene, OR 97401

JAMES LEE RICHMOND and SUSAN TAYLOR RICHMOND, husband and wife, grantors, convey and warrant to CARL A. BANKS and MARY L. BANKS, husband and wife, grantees, the following described property free of encumbrances except as specifically set forth herein:

Lot 4 in Block 9 of Wagon Trail Acreages Number One, Second Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Reservations and restrictions contained in the Declaration for Wagon Trail Acreages No. 1 Second Addition, as follows: "...declares that fee title to all private ways, streets, roads, private recreational areas, semi-public recreational or service areas, leased scenic areas, and common 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."

2. Declaration, Restrictions, Protective Covenants and Conditions for Wagon Trail Ranch recorded August 30, 1972, in Vol. M72, page 9766 Microfilm records of Klamath County, Oregon, as provided in Declaration subjecting Wagon Trail Acreages Number 1, Second Addition, to the Declaration, Restrictions, Protective Covenants, and Conditions of Wagon Trail Ranch recorded July 30, 1975, in Vol. M75, page 8741, Microfilm records of Klamath County, Oregon. By instruments recorded January 5, 1977, in Deed Vol. M77, page 207 and 210, records of Klamath County, Oregon.

3. Easements, restrictions and rights of way of record.

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The true consideration for this conveyance is \$4,750.00.
Dated this 1 day of MAY, 1978.

James Lee Richmond
JAMES LEE RICHMOND

Susan Taylor Richmond
SUSAN TAYLOR RICHMOND

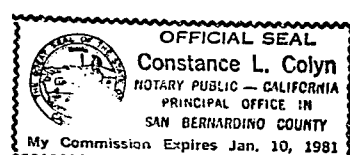
STATE OF CALIFORNIA,
COUNTY OF San Bernardino

ss.

ON May 1, 19 78
before me, the undersigned, a Notary Public in and for said State, personally appeared
James Lee Richmond and Susan Taylor Richmond

to be the person S whose name S known to me,
and acknowledged to me that they executed the same.

WITNESS my hand and official seal



Constance L. Colyn
Notary Public in and for said State.

ACKNOWLEDGMENT—General—Wolcotts Form 233—Rev. 3-64

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.
on 12th day of May, A. D. 19 78 at 10:34 A. M., and
fully recorded in Vol. M78, of 9848 on Page 1

Wm D. MILNE, County Clerk
By Berntha A. Relach

Fee \$6.00

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