

A-2922/ 48345

48090

Vol. <sup>M</sup>78 Page 10224

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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 speci-  
fically 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 Declarations, 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.

10225  
9849

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

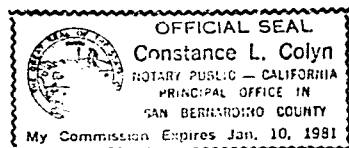
ss.

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

known to me,  
to be the person S whose names subscribed to the within instrument,  
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—Webb's 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

duly recorded in Vol. M78, of 9848 on Page

WM. D. MILNE, County Clerk

By Deborah H. Black

Fee \$6.00

Page 2 - WARRANTY DEED

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 16 day of  
May A.D., 19 78 at 2:57 o'clock P.M., and duly recorded in Vol. M 78  
of Deeds on Page 10224.

FEE \$6.00 Refers

WM. D. MILNE, County Clerk

By Deborah H. Black Deputy