

KNOW ALL MEN BY THESE PRESENTS, That DENNIS L. DUNCAN and BETTY L. DUNCAN, husband and wife,  
to grantor paid by GERALD R. PRICE and BETH C. PRICE, husband and wife,  
does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots Twenty-two (22) and Twenty-three (23) in Block Six (6) of Second Addition to Wagon Trail Acreages Number One, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon,  
SUBJECT TO: 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, street, 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 condition as the master design may provide.",  
AND Declaration, Restrictions, Protective Covenants and Conditions for Wagon Trail Ranch recorded August 30, 1972, in Volume 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 Volume M75, page 8741, Microfilm Records of Klamath County, Oregon,  
AND Easements as shown on the official plat.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)  
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances.

granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 4,500.00.  
However, the actual consideration consists of or includes other property or value given or promised which is ~~known~~ consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.  
WITNESS grantor's hand this 24th day of July, 1978.

Dennis L. Duncan  
Betty L. Duncan

STATE OF OREGON, County of Wash ss.  
Personally appeared the above named Dennis L. Duncan and Betty L. Duncan July 24, 1978  
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: R. Chatter  
Notary Public for Oregon Wash  
My commission expires 8-29-82

Dennis L. Duncan et ux

GRANTOR'S NAME AND ADDRESS  
Gerald R. Price et ux

GRANTEE'S NAME AND ADDRESS  
After recording return to:  
JERRY PRICE  
50555 Highway 31  
BEND, OR 97701  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
Above grantee's address  
NAME, ADDRESS, ZIP

STATE OF OREGON,  
County of Klamath  
I certify that the within instrument was received for record on the 18th day of August, 1978, at 2:34 o'clock P. M., and recorded in book M78 on page 18356 or as file/reel number 53704.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Wm. D. Milne  
Recording Officer  
By Bernetha Heltsch Deputy