

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM EDWARD PICKETT and EARLINE JUNE PICKETT, husband and wife, as tenants by the entirety, hereinafter called the Grantor, for the consideration hereinafter stated, to Grantor paid by MERRILL BARTRUFF and COLLETTE BARTRUFF, husband and wife, hereinafter called the Grantee, do 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 Deschutes and State of Oregon, described as follows, to wit:

Lots Ten (10) and Eleven (11), in Block Nine (9), WAGON TRAIL ACRES #1, SECOND ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH the well and water pump now located on the property.

SELLER agrees to clear indebtedness on the well and pump, and the Midstate Electric charges. Buyer agrees to assume Midstate Electric contracts, and to pay the homeowner's fees of \$5.50 per lot per month.

SUBJECT TO the terms and provisions of Wagon Trail Ranch Homeowners Association, as set forth in plat dedication.

SUBJECT TO public utility easements, as shown on dedicated plat.

SUBJECT TO reservations and restrictions as contained in the dedicated plat of Wagon Trail Acres No. 1, First Addition, to wit:

"NOTE: Mobile homes are permitted on lots except the following: Lots 1 through 6, 12 through 19, 27 through 39, 44 and 45, in Block 6; Lot 1 in Block 7; Lots 1 and 10 through 15 in Block 8; Lots 1 through 3, 7 and 8 in Block 9."

SUBJECT TO reservations and restrictions for Wagon Trail Ranch recorded 8-30-72 in Vol. M72, Pg. 9766, and 7-30-75 in Vol. M75, Pg. 8741, Microfilm Records of Klamath County, Oregon, but omitting restrictions, if any, based on race, color, religion or national origin.

SUBJECT TO Deeds of Trust dated 3-11-77 and recorded 4-1-77 in Vol. M77, Pg. 5441, and dated 4-8-77 and recorded 5-4-77, in Vol. M77, Pg. 7512, Microfilm Records of Klamath County, Oregon.

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

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 except those stated hereinabove, and that Grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whatsoever, except those claiming under the above-described encumbrances.

Thomas F. Bryan, Jr.

*Attorney at Law
100 NW 11th St.
Bend, Oregon 97701*

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The true and actual consideration paid for this transfer, stated in terms of dollars, is TEN THOUSAND AND NO/100 DOLLARS (\$10,000.00), part of which is paid to Grantors by Grantees assuming, and by these presents, hereby agreeing to pay in accordance with the provisions thereof, Grantor's obligations under those certain Deeds of Trust hereinabove referenced.

In construing this Deed, and where the context so requires, the singular includes the plural, and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the Grantor and Grantee have executed this instrument this 17 day of Sept, 1978.

Return To

Mrs. M. S. Merrill Bartruff
P.O. Box 301
Rhodendalen OR 97249

William Edward Pickett
WILLIAM EDWARD PICKETT, Grantor

Harlene June Pickett
HARLENE JUNE PICKETT, Grantor

Merrill Bartruff
MERRILL BARTRUFF, Grantee

Collette Bartruff
COLLETTE BARTRUFF, Grantee

STATE OF OREGON)
) SS.
County of Deschutes)

Personally appeared before me the above-named WILLIAM EDWARD PICKETT and HARLENE JUNE PICKETT, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed, this 17 day of Sept, 1978.

John W. McCann
Notary Public for Oregon
My commission expires: Aug 5, 1981

STATE OF OREGON)
) SS.
County of Deschutes)
Clark County

Personally appeared before me this 16th day of August, 1978, the above-named MERRILL BARTRUFF and COLLETTE BARTRUFF, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

James D. Wright
Notary Public for Oregon
My commission expires: 4/17/81

PAGE -2- WARRANTY DEED

STATE OF OREGON; COUNTY OF KLAMATH, OR.

I hereby certify that the within instrument was received and filed for record on the 7th day of September A.D., 19 78 at 10:40 o'clock A. M., and duly recorded in Vol. M78, of Books on Page 19748.

FEE \$6.00

WILL D. MILNE, County Clerk

By Barbara Edith

Deputy