

K-31987
68249

WARRANTY DEED Vol. 79 Page 12974

Unless a change is requested, all tax statements shall be sent to grantee at the following address:

Return to: 1080 E Street, Springfield, Oregon 97477
Brooks Resources Corporation, an Oregon corporation, grantor, conveys and warrants to

BRAD COPELAND and ELIZABETH A. COPELAND, husband and wife, grantee,
the following described real property free of encumbrances except as specifically set forth herein:
State of Oregon, County of Klamath

Lot Twenty Seven (27), Block Six (6)
WAGON TRAIL ACREAGES NUMBER ONE, SECOND ADDITION

SUBJECT TO: Easements, restrictions and declarations of record
including but not limited to the following:

SEE ATTACHED EXHIBIT "A"

The true consideration for this transfer is \$2,000.00

DATED

May 29, 19 79

BROOKS RESOURCES CORPORATION

STATE OF OREGON
County of Deschutes

W. L. Smith
W. L. SMITH, President

Date May 29, 1979

Personally appeared W. L. SMITH, who being sworn, stated that he is the
President of BROOKS RESOURCES CORPORATION, and that this deed was
voluntarily signed in behalf of the corporation by authority of its Board of Directors. Before me:

Linda G. Robinson
NOTARY PUBLIC FOR OREGON

My Commission Expires: 4-8-83

RECORD and RETURN TO:



Brooks Resources

416 Northeast Greenwood Bend, Oregon 97701

STATE OF OREGON, County of Klamath
I certify that the within instrument was received for record on the
19 at O'Clock m. and recorded in Book
Deeds of said County.

day of
on page

Record of

County Clerk

Deputy

E X H I B I T A

Lot 27 Block 6, Wagon Trail Ranch, Klamath County, Oregon.

- (1) Declarations, Restrictions, Protective Covenants and Conditions for Wagon Trail Ranch recorded in Volume M 72, page 9766 and Declaration subjecting Wagon Trail Acreages Number One, Second Addition to the Declarations, Restrictions, Protective Covenants and Conditions of Wagon Trail Ranch recorded in Volume M 75, page 8741, Deed records of Klamath County, Oregon.
- (2) Easements as shown on the official plat.
- (3) Grantee accepts title to the above described property with the understanding and representation that under applicable Department of Environmental Quality standards effective as of this date, no subsurface sewage disposal system may be installed on the described real property and, therefore, no improvements requiring such a system may be constructed on said property. Grantee will hold Grantor harmless from any liability associated with such restrictions or approvals.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.
 this 4th day of June A. D. 1979 at 3:58 clock P.M., or
 duly recorded in Vol. 479, of Deeds on Page 12974

Wm D. MILNE, County Clerk

By Bernard H. Hetch

Fee \$6.00