

K-31992

68359

WARRANTY DEED Vol. ^m 79 Page ¹²⁹⁹⁴

Unless a change is requested, all tax statements shall be sent to grantee at the following address:
Return — 712 North 4th, Springfield, Oregon 97477
Brooks Resources Corporation, an Oregon corporation, grantor, conveys and warrants to

STEVE KOPERSKI and KANDY KOPERSKI, 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 No. Forty Four (#44), Block 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 \$1,500.00

DATED

May 23, 1979

BROOKS RESOURCES CORPORATION

STATE OF OREGON
County of Deschutes

[Signature]
W. L. SMITH, President

Date May 23, 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:

[Signature]
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, ss:
I certify that the within instrument was received for record on the
19 at O'Clock m. and recorded in Book day of
Deeds of said County. on page Record of

County Clerk

Deputy

EXHIBIT A

Lot 44 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.
 on 4th day of June A. D. 19 79 at 3:50 o'clock P M., and
 is recorded in Vol. 479, of Deeds on Page 12994

Wm D. MILNE, County Clerk

By Bernetha A. Hetch

Fee \$6.00