

69385

K-32085

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WARRANTY DEED

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

Grantee 4393 N. Shasta Loop, Eugene, Oregon 97405
Brooks Resources Corporation, an Oregon corporation, grantor, conveys and warrants to

MICHAEL W. CLAUSEN and LORETTA CLAUSEN, 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 Seventeen (17), 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 June 18, 1979

Brooks Resources Corporation

STATE OF OREGON, County of Deschutes, ss:

The foregoing instrument was acknowledged before me this

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

18th day of June 1979

by W. L. SMITH, President

of BROOKS RESOURCES CORPORATION,

an Oregon Corporation, on behalf of the corporation.

Gudrun Robinson
Notary Public for Oregon

My Commission Expires: 4-8-83

RECORD and RETURN TO:



Brooks Resources Corporation
416 Northeast Greenwood Bend, Oregon 97701

Grantee 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
on page

Record of

Deeds of said County.

County Clerk

Deputy

E X H I B I T A

14647

Lot 17 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 21st day of June A. D. 1972 at 11:42 o'clock AM, an
 duly recorded in Vol. 1172, of Deeds on Page 14646

Wm. D. MILNE, County Clerk

By Diane H. Hellock

Fee \$6.00