

Send tax statements to:

James V. Janice Bryant
Star Rt. 1 Box 1040
LaPine, OR 97739STATUTORY SPECIAL WARRANTY DEED

JAMES A. HERBERT, Grantor, hereby conveys and specially warrants unto JAMES KENNETH BRYANT AND JANICE A. BRYANT, husband and wife, Grantee, the following described real property, free of encumbrances cexcept those created or suffered by Grantor:

Lot 2 in Block 2 of WAGON TRAIL ACREAGES NO. ONE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1979-80 Taxes.

Easement for utilities and fire protection as shown on the plat of Wagon Trail Acreages Number One and reservation shown on said plat as follows: "...that fee title to all common areas, streets, private ways, road, private recreational areas, semi-public recreational service areas, leased scenic areas shall remain in Brooks Resources Corporation to be conveyed to the Wagon Trail Ranch Homeowners Association under such terms and conditions as the Master Design may provide."

Declaration, Restrictions, Protective Covenants and Conditions for Wagon Trail Ranch, recorded August 30, 1972, in Volume M-72, page 9766, Microfilm records of Klamath County, Oregon. By Amendment recorded January 5, 1977 in M-77, page 207, records of Klamath County, Oregon said declaration was amended. Said Declaration was further amended by instrument recorded January 5, 1977 in M-77 page 210, records of Klamath County, Oregon.

The consideration for this transfer is \$48,000.00.

DATED this 27th day of July, 1979

James Herbert
JAMES HERBERT

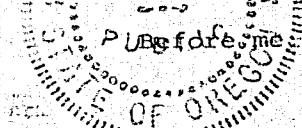
STATE OF OREGON)

) ss.

County of Deschutes)

July 27, 1979

Personally appeared Douglas C. Brown, who on oath state that he was the lawful attorney in fact for James Herbert and that he had been duly authorized to sign this deed in the place and stead of James Herbert and who further acknowledged that this instrument was James Herbert's voluntary act and deed.



Laura Stille
NOTARY PUBLIC FOR OREGON
My Commission Expires: 6/24/83

STATE OF OREGON, COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 27th day of JULY A.D., 1979 at 1:18 o'clock P.M., and duly recorded in Vol. 79 of DEEDS on Page 17987.

FEE \$ 3.00

WM. D. MILNE, County Clerk

By Rancho Stille Deputy

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