

WARRANTY DEED

74793

(Statutory Form)

M+C-7928

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GRANTOR: NEIL L. PERKINS, JR.,

CONVEYS AND WARRANTS TO

GRANTEE: JAMES P. GRAY and JANET M. GRAY, husband and wife,

the following described real property free of encumbrances except as specifically set forth herein:

Lot 25 in Block 4, WAGON TRAIL ACREAGES NO. 1, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Reservations and restrictions as contained in the dedicated plat of Wagon Trail Acreages No. 1, First Addition, as on file in the office of the County Clerk of Klamath County, Oregon.
2. Wagon Trail Ranch Homeowners Association, including the terms and provisions thereof, as set forth in plat dedication.
3. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded August 30, 1972 in Volume M72, page 9766, Microfilm Records of Klamath County, Oregon.
4. Public utilities easement over the Northeasterly 10 feet as shown on dedicated plat.

The true and actual consideration for this transfer is \$ 57,550.00

If grantor is a corporation, this has been signed by authority of the Board of Directors, with the seal of said corporation affixed.

DATED: September 21, 1979.

GRANTOR:

Neil L. Perkins, Jr.
Neil L. Perkins, Jr.

Until a change is requested, all tax statements shall be sent to the following address: James P. Gray, c/o Western Bank 835 N.W. Bond, Bend, OR 97701

STATE OF OREGON, County of Deschutes ss.
Date: September 21, 1979
Personally appeared the above named
Neil L. Perkins, Jr.
and acknowledged the foregoing instrument to be
his voluntary act and deed. Before me:
Notary Public for Oregon
My commission expires: 12-11-81

State of Oregon, County of Deschutes ss.
Date: September 21, 1979
Personally appeared
sworn, stated that he is the
corporation and that the seal affixed hereto is its seal and that this instrument was voluntarily signed and sealed in behalf of the corporation by authority of its Board of Directors. Before me:
Notary Public for Oregon
My commission expires:

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Mr. & Mrs. James Gray
Star Rt. 1, Box 1018
Lapine, OR 97739

(DON'T USE THIS SPACE: RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON, County of Klamath ss.
I certify that the within instrument was received for record on the 2nd day of October, 1979, at 8:44 o'clock A.M., and recorded in book M79 on page 23246
Witness my hand and seal of County affixed.

Wm. D. Milne
COUNTY CLERK
By *Bernice A. Hetsch*
DEPUTY.

Fee \$3.50