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SCB17	PECIAL WARRANTY DEED	ol. M 80 Page	15 808 (
OKNOW ALL MEN BY THESE PRESENT	TS, That Brooks Res	ources Corporatio	n,
for the consideration hereinafter stated, does hereing Property Owners Association	by grant, bargain, sell ar	nd convey unto Wagon	Trail Ranch
hereinafter called grantee, and unto grantee's hei tenements, hereditaments and appurtenances the ofKlamath, State of Oregon, described	reunto belonging or in a l as follows, to-wit:	ns all of that certain re nywise appertaining, si	al property with the tuated in the County
PARCEL 1: All the land shown on Number One, Wagon Trail Acreages Acreages No. lnSecond Addition, an	the official plats Number One First A	of Wagon Trail A ddition. Wagon Tr	creages
EXCEPT the numbered Lots as shown	eunsisis des "? g on said plats.		onte Book Soliton Se
SUBJECT TO: All easements, coven way of record. Subject to:	ants.conditions.	restrictions and.	rights-of-
PARCEL 2: Lot 16 in Block 1, Lot the official plat of Wagon Trail	s 11 and 15 in Blo Acreages No. 1 Thi	ck 3 and all road rd Addition.	s shown on
SUBJECT TO: All easements, coven way of record. (See Declaration	ants, conditions, recorded in Volume	restrictions and M-79, Page 28494	rights-of-).
td for 10 being a point Thereto, the north Tue	ไอโกรภภัย หลักสารา	Carlo Sarray Commencer	
ads or staf eg ac (Continu (IF SPACE INSUFFICIEN	T: CONTINUE DESCRIPTION ON RE	VERSE SIDE)	
To Have and to Hold the same unto the sai And the grantor hereby covenants to and that said real property is free from encumbrance	with the said grantee a	nd grantee's heirs, suc	cessors and assigns
rant and defend the same and every part and pare	cel thereof against the la	awful claims and dem	ands of all persons
The true and actual consideration paid for	r this transfer, stated in	terms of dollars, is \$	none
[®] However, the actual consideration consists of the whole part of the consideration (indicate which). [®] (The sente	ence between the symbols 0 , it	not applicable, should be de	leted, See ORS 93,030.)
In construing this deed and where the content changes shall be implied to make the provisions he In Witness Whereof, the grantor has execute	reof apply equally to co	porations and to indivi	duals.
if a corporate grantor, it has caused its name to be order of its board of directors.			
A. D. 17_80 & (1) 6 6 lock A M. 6	Brooks Resou	rces Corporation	***************************************
(If executed by a corporation, and the corporate seal)	William L. S	mith, President	••••••
STATE OF OREGON,	STATE OF OREGON.	County of Deschutes	5) 59
County of	July 022 19 55 1	, 19 80	•
<u> </u>		d William L. Smit	
Personally appeared the above named	each for himself and not	one for the other, did say	that the former is the
	Brooks Resource	**************************************	rutti
ment to be voluntary act and deed. Before me:	of said corporation and half of said corporation le them acknowledged said	to the loregoing instrumer that said instrument was s by authority of its board of instrument to be its volun	if is the corporate seal igned and sealed in be- i directors; and each of
(OFFICIAL SEAL)	Betare me:	J. Kolus	(OPPICIAL SEAL)
Notary Public for Oregon My commision expires	Notary Public for Oregon My commission expires:	4-8-83	V VE
Brooks Resources Corporation 16 N.E. Greenwood		STATE OF OREGO	/ / /
Send, OR 97701 Wagon Trail Ranch		County of	
roperty Owners Association		ment was received	
985 AFT ACTURES Way Central Point, OR 97502 GRANTEE'S NAME AND ADDRESS		at o'glock	
After recording return to: Jagon Trail Ranch	FOR	in book on tile/reel number	page or as
Voperty Owners Association 1965 Clen Echo Way	RECORDER'S USE	Record of Deeds of s	said county.
Central Point, OR 97502		Witness my County affixed.	hand and seal of
NAME, ADDRESS, ZIP Until a chapge is requested all tax statements shall be sent to the following ad VAGON TRAIL KANCH	idress.		
wagon Iran Kanch Property Owners Association 4965 Gien Echo Way			Recording Officer
Central Point, OR 9/205		Ву	Deputy
NAME, ADDRESS, ZIP	<i>-</i>		•

THESE RESERVE THE Brooks Resources Corneration.

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done of light the part of land containing 10.53 acres, more or less, located in the Northeast 1/4 of Section 1, Township 23 South, Range 9 East, Willamette Meridian,

However emplified as heldenbern its ber Klamath County, Oregon, being more particularly described as follows:

Beginning at a 3" Brass Cap in a 2 1/2" diameter from pipe marking the Northeast corner of said Section 1; thence following the east line of said Section 1 South 00°14'02" East a distance of 404.51 feet; thence South 47°49'25" West a distance of 425.30 feet; thence South 62°28'03" West a distance of 234.27 feet to a point on the easterly right-of-way line of Stirrup Drive as shown on the plat of Wagon Trail Acreages No. 1; thence following the easterly and northeasterly right-of-way line of said Stirrup Drive along the following two curves: following the arc of a 570.00 foot radius curve left 75.74 feet (chord bears North 37000) 08" West 75.68 feet); following the arc of a 370.00 foot radius curve left 190.51 feet (chord bears North 55°33'44" West 188.41 feet) to the southeast corner of Lot 12, Block 2 of said plat; thence following the easterly lines of Lots 12, 11 and 10 of said Block 2 North 02°06'57" East 629.97 feet to the northeast corner of said Lot 10 being a point on the north line of said Section 1; thence following the north line of said Section 1 North 89°51'00" East a distance of 698.95 feet to the Point of Beginning the terminus of this description.

SUBJECT TO: All easements, covenants, conditions, restrictions and rights-of-way of record.

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RESERVING non-exclusive easements for road and utility purposes over and across parcels 1. 2 and 3 above for the benefit of the other land owned by Grantor in said Section 1.

, 2 and 3 above for the benefit of the other land (Switch Backer is the Salar Sal
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no one 21st day of August	A. D. 19 <u>80</u> at 11: 92 clock A.M., a.
	Doods on Page 15808
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Brooks Resources Corporation - Accounted	Agili, agil qui a mai de como de la como de l Agultado de la como de
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Notary Eliblic for Oregon itt commission expires: 🖈

STATE OF OREGON I certify that the yething instru

was received by recount on the to of 19 d Stock W and recorded in book on page or as 10 page. 02-08 tile tool standor length of Deeds of said country Witness my hand and seal of County affixed.

Recording Odlicer

Secretary I. . 618 e Sperie in Joseph

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