

1-1-74

88617

SPECIAL WARRANTY DEED

Vol. M 80 Page 15808



KNOW ALL MEN BY THESE PRESENTS, That Brooks Resources Corporation, an Oregon corporation, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Wagon Trail Ranch Property Owners Association hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

PARCEL 1: All the land shown on the official plats of Wagon Trail Acreages Number One, Wagon Trail Acreages Number One First Addition, Wagon Trail Acreages No. 1 Second Addition, and Wagon Trail Acreages Number Two.

EXCEPT the numbered lots as shown on said plats.

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

PARCEL 2: Lot 16 in Block 1, Lots 11 and 15 in Block 3 and all roads shown on the official plat of Wagon Trail Acreages No. 1 Third Addition.

SUBJECT TO: All easements, covenants, conditions, restrictions and rights-of-way of record. (See Declaration recorded in Volume M-79, Page 28494).

(Continued On Reverse)

(IF SPACE INSUFFICIENT; CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ none.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 22 day of July, 19 80; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Brooks Resources Corporation

William L. Smith, President

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of ss. 19

STATE OF OREGON, County of Deschutes ss. July 22, 19 80

Personally appeared William L. Smith and

Personally appeared the above named

each for himself and not one for the other, did say that the former is the president

and acknowledged the foregoing instrument to be voluntary act and deed.

Brooks Resources Corporation a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon My commission expires

Notary Public for Oregon My commission expires: 4-8-83

(OFFICIAL SEAL)

Brooks Resources Corporation 416 N.E. Greenwood Bend, OR 97701

GRANTOR'S NAME AND ADDRESS Wagon Trail Ranch Property Owners Association 4965 Glen Echo Way Central Point, OR 97502

GRANTEE'S NAME AND ADDRESS Wagon Trail Ranch Property Owners Association 4965 Glen Echo Way Central Point, OR 97502

NAME, ADDRESS, ZIP Wagon Trail Ranch Property Owners Association 4965 Glen Echo Way Central Point, OR 97205

STATE OF OREGON, ss.

County of I certify that the within instrument was received for record on the day of 19

at o'clock M., and recorded in book on page or as file/reel number Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

20 11 AM '80 AUG 21

PARCEL 3: A tract 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,

Klamath County, Oregon, being more particularly described as follows:

Beginning at a 3" Brass Cap in a 2 1/2" diameter iron 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 37°00'08" 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.

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.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of Transamerica Title Co.

this 21st day of August A. D. 19 80 at 11:02 clock A M, at

uly recorded in Vol. M80, of Deeds on Page 15808

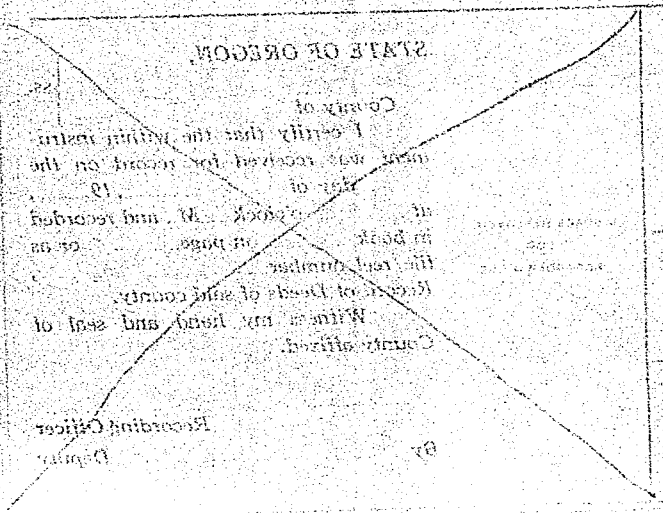
Wm D. MILNE, County Clerk

By Bernetha J. Fetock

Fee \$7.00

William A. Smith

Brooks Resources Corporation
I certify that the foregoing instrument was duly recorded in the office of the County Clerk of Klamath County, Oregon, on the 21st day of August, 1980, at 11:02 A.M.
Wm D. Milne, County Clerk



STATE OF OREGON
County of Klamath
I certify that the foregoing instrument was duly recorded in the office of the County Clerk of Klamath County, Oregon, on the 21st day of August, 1980, at 11:02 A.M.
Wm D. Milne, County Clerk