>াততদ্বস - 96124 101. m 8/ Page RNOW ALL'MEN BY THESE PRESENTS, That Is a stand and Wife Roland E. Kiepke and Betty M. Kiepke, Husband and Wife Sugger for the printed and an and the hereinatter called the grantor, for the consideration hereinalter stated, to grantor paid by Elsa M. Jamieson you sonvint affection ensurements for the second s the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of an Klamath manager and State of Oregon, described as follows, to wit: Lot 5. Block 4, WAGON TRAIL ACREAGES NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the for lowing: Beginning at the most Northerly corner of Lot 5, Block 4, WAGON TRAIL ACRES NO. 1, 10 thence Southwesterly along the Westerly line of Lot 5, 30 feet, thence Southeasterly 240 feet, more or less, to the most Southerly corner of Lot 4, said Block-4, thence 45° 36' 15" West 209.74 feet to the point of beginning. following: b. Declarations and training for a formating of constitution, 11 may, hered en-rates, color, relicion to national on inposed by instrument, invincing the terms and provisions thereof, recorded in Volume MIC, page 9765, sice of the Hecorde of Klarath Count, Urdcong, (corr studyed), a terms by the set recorde of Klarath Count, Urdcong, (corr studyed), a terms by the set of the set 5. An Pasement created by instrument, including the terms and provisions thereas Affect 131 1976 : betsu (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 said grantor hereby covenants to and with said grantee and grantee's heirs; successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as stated on the reverse of this deed, or those apparent upon the land, if any, as of the date of this deed.... and that grantor will warrant, and, forever detend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ _____6,500.00 "However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The centence between the symbols D, if not applicable, should be deleted. See ORS 93030.) 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 <u>truther</u> day of February ; 19.81.; if a corporate grantor, it has caused its name to be signed and seal attixed by its officers, duly authorized thereto by 418 y Berra 生理 变得的 600 1 order of its board of directors. Tholand E. Klepke 1994 (If executed by a corporation, effix corporate tecl) arate secily TARY T'S 1.101.2.1 3.14 Betty M. Kiepke 000 sie and the set STATE OF OREGON, County of 1 STATE OF GREGON C County of Deachillia Telapeter 13, th, 19...) 55. UI. Personally appeared ... and ., 1951 each for himself and not one for the other, did say that the former is the Personally appeared the above named. president and that the latter is the Roland E. Kiepke and secretary of Betty M. Kiepke a corporation and that the seal affixed to the foregoing instrument is the corporate seal and acknowledged the loregoing instruof said corporation and that said instrument was signed and sealed in be-half of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed. their voluntary act and deed. ment to be Before me Before me: (OFFICIAL GMM & Damcer SEAL) (OFFICIAL SEAL) Notary Public for Oregon Notary Public for Oregon My commission expires: 7-26-83 My commission expires: Roland E. Kiepke and Betty M. Kiepke STATE OF OREGON, Star Route 1, Box 1031 LaPine, Oregon 97739 County of ... GRANTOR'S NAME AND ADDRESS I certify that the within instru-Elsa M. Jamieson was received for record on the ment Star Route 1 Box 1031 day of , 19.... 97739 LaPine, Oregon o'clock M., and recorded SPACE RESERVED GRANTEE'S NAME AND ADDRESS in book on page..... or as FOR After recording return for tile/reennumber..... RECORDER'S USE Record of Reeds of said county. as above Witness my hand and seal of County affixed. NAME, ADDRESS, ZIP Until a change is requested all tax state ments shall be sent to the following address **Recording Officer** as above Mintle NAME, ADORESS, ZIP

Subject to the printed exceptions, exclusions and stipulations, which are part of said policy, and to Reservations as contained in plat dedication, to with an average

1. Reservations as contained in plat dedication, the ways, roads, private that fee title to all common areas, streets, private ways, roads, private withat fee title to all common areas streets areas, leased scent that fee title to all common areas, streets, private ways, roans, private recreational areas, semi-public recreational or service areas, leased scenic to to submitted the areas of the Brooks Resources Corporation are be conveyed to the recreational areas, semi-public; recreationalsor service areas; leased scenic Breas Shall remain in Brooks Resources Corporation to be conveyed to the Breas Shall remain in Brooks Resources corporation to be conveyed to the dreas shall remain in prooks nesources corporation to be conveyed to the Wagon Trail Homeowners Association, under such terms and conditions as the

Wagon ITALL nomeowitcis Association, unter Such vermes and contractors as Master Design may provide. Suit do Tokinic Internation Suit of suitorossa 1 Off TOALS A diam topas of Mustanase Manufactoric Nonero 2. A 10 foot public utility easement along fear lot line as shown on dedicated

plat. ON SERIET MONT & SOOR J. JOI J. MONT PLATE MONTON TRAFT

300 Subject to the provisions of Wagon Trail Property Out of Association. 4. Declarations and restrictions, but omitting restrictions, if any, based on 4. Declarations and restrictions, but omitting restrictions, 11 any, based on race, color, religion or national origin, imposed by instrument, including the

race, color, religion or national origin, imposed by instrument, including terms and provisions thereof, recorded in Volume M[2, page 9766, Microfilm Decorder of Vieweth County Oregon (convetterhed) terms and provisions diereor, recorded in volume Mar Records of Klamath County, Oregon. (copy attached) 5. An Easement created by instrument, including the terms and provisions thereof,

Recorded: August 10, 19(0 Volume: MT6, Dage 12797, Microfilm Records of Klamath County, Oregon For: Farament across Waron Trail Road Volume: M16, page 12797, Microfilm Records of Klamath County, Oregon For: Easement across Wagon Trail Road ror an che retorn of the test of those upper and the test of the retorn of the retorn

6. Easements for utilities and fire protection as shown on dedicated plat. and a story of the be a consideration paid for this transfer share and a failed to the second succession of dollars, is \$ 5, 5, 50, 200 ar tuitar benerative a reprint to anno 10 mart or parter transmission and to bird to bring to be a state of the a state water and the state of a construction of the state of the stat STATE OF OREGON; COUNTY OF KL'AMATH; SS.

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"ihis 19th day of February A. D. 19.81 at 2:05 o'clock P 1"., and on Fa; c 2994.

duly recorded in Vol.<u>M81</u>, of st Deeds EVILYN BIEHN, County, isrk

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