

KNOW ALL MEN BY THESE PRESENTS, That

Roland E. Kiepke and Betty M. Kiepke, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Elsa M. Jamieson, hereinafter called

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 Klamath 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 following:

Beginning at the most Northerly corner of Lot 5, Block 4, WAGON TRAIL ACRES NO. 1, thence Southwesterly along the Westerly line of Lot 5, 30 feet, thence Southeasterly 210 feet, more or less, to the most Southerly corner of Lot 4, said Block 4, thence 43° 36' 15" West 209.74 feet to the point of beginning.

(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 defend 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 sentence between the symbols @, if not applicable, should be deleted. See ORS 23.030.)

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 day of February, 1981; 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.

STATE OF OREGON,)
County of Deschutes,) ss.
February 13, 1981
Personally appeared the above named
Roland E. Kiepke and
Betty M. Kiepke

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

Before me:
(OFFICIAL SEAL) Lynn P. Dancer
Notary Public for Oregon
My commission expires: 9-26-83

STATE OF OREGON, County of) ss.
February 13, 1981
Personally appeared _____ and
_____, who, being duly sworn,
each for himself and not one for the other, did say that the former is the
president and that the latter is the
secretary of _____

_____, 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 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.
Before me: _____ (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

Roland E. Kiepke and Betty M. Kiepke
Star Route 1, Box 1031
LaPine, Oregon 97739
GRANTOR'S NAME AND ADDRESS

Elsa M. Jamieson
Star Route 1 Box 1031
LaPine, Oregon 97739
GRANTEE'S NAME AND ADDRESS

After recording return to:
as above
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
as above
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of _____

I certify that the within instru-
ment was received for record on the
day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/roll number _____,
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

By _____ Recording Officer
Deputy

Subject to the printed exceptions, exclusions and stipulations which are part of said policy, and to the following:

1. Reservations as contained in plat dedication, to wit: that fee title to all common areas, streets, private ways, roads, private recreational areas, semi-public recreational or service areas, leased scenic areas shall remain in Brooks Resources Corporation to be conveyed to the Wagon Trail Homeowners Association, under such terms and conditions as the Master Design may provide."
2. A 10 foot public utility easement along rear lot line as shown on dedicated plat.
3. Subject to the provisions of Wagon Trail Property Owners Association.
4. Declarations 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 in Volume M72, page 9766, Microfilm Records of Klamath County, Oregon. (copy attached)
5. An Easement created by instrument, including the terms and provisions thereof, Dated: August 13, 1976
Recorded: August 18, 1976
Volume: M76, page 12797, Microfilm Records of Klamath County, Oregon
For: Easement across Wagon Trail Road
(copy attached)

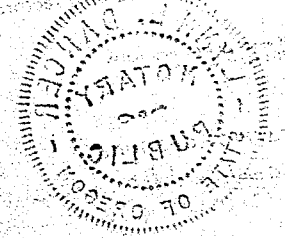
6. Easements for utilities and fire protection as shown on dedicated plat.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.
this 19th day of February A.D. 1981 at 2:05 o'clock P.M., and
duly recorded in Vol. M81 of Deeds on Page 2994.

By Evelyn Biehn, County Clerk
Bernetha Adetoch

Fee \$7.00



Notary Public for Oregon
My commission expires

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| STATE OF OREGON County of I hereby certify that the within instrument was duly recorded for record on the this 19th day of February 1981 at 2:05 o'clock P.M. and provided the fee of \$7.00 was paid to the County Clerk and the same is hereby certified to be a true and correct copy of the original instrument Recorded in Vol. M81 of Deeds on Page 2994 County Clerk Evelyn Biehn Notary Public for Oregon My commission expires | Notary Public for Oregon My commission expires |
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