

WARRANTY DEED

VIRGIL A. KOENIG and DELORES J. KOENIG, husband and wife, Grantors, convey and warrant to E. H. KOBERNIK and MINNIE A. KOBERNIK, husband and wife, Grantees, the following described real property free of encumbrances except as specifically set forth herein:

Lot 5 in Block 9 of SECOND ADDITION TO WAGON TRAIL ACRES NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT to the following exceptions:

1. Subject to the terms and provisions of Wagon Trail Ranch Homeowners Association as set forth in instrument recorded in Volume M72, Page 9766, Microfilm Records of Klamath County, Oregon.

2. Subject to reservations and restrictions as contained in dedication of plat of Wagon Trail Acres No. 1, Second Addition, to-wit:

"NOTE: Mobile Homes are permitted on lots except the following: Lots 1 through 6, 12 through 18, 27 through 39, 44 and 45 in Block 6; Lot 1 in Block 7; Lots 1 and 10 through 15 in Block 8; Lots 1 through 3, 7 and 8 in Block 9."

3. Reservations and restrictions for Wagon Trail Ranch, 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, and amended by instruments recorded in Volume M77, page 207 and recorded in Volume M77, page 210, Microfilm Records of Klamath County, Oregon.

4. Declaration subjecting the above subdivision to the covenants, conditions and restrictions of Wagon Trail Ranch, recorded in M75, page 8741, Microfilm Records of Klamath County, Oregon.

LAW OFFICES OF
DAVID F. P. GUYETT

135 N.W. IRVING
BEND, OREGON 97701

13339

5. A 25 foot public utility easement as shown on dedicated plat.

The true and actual consideration for this conveyance is the sum of \$6,000.00.

Until a change is requested, all tax statements shall be sent to the following address: P.O. Box 331, Glendale, OR 97442

DATED this 23 day of July, 1981.

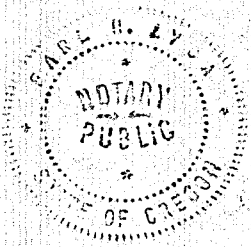
Virgil A. Koenig
Virgil A. Koenig

Delores J. Koenig
Delores J. Koenig

STATE OF OREGON)
) ss.
County of Marion)

On this 23rd day of July, 1981, personally appeared before me the above named Virgil A. Koenig and Delores J. Koenig and acknowledged the foregoing instrument to be their voluntary act and deed.

Earl H. Lyda
Notary Public for Oregon
My commission expires: 2/3/85



STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 27th day of July A.D. 19 81 at 10:41 o'clock A.M., and
duly recorded in Vol. MA1, of Deeds on Page 13338

EVERLYN BIEHN, County Clerk

By Berntha D. Ditsch

Fee \$7.00

Return to:
Key TITLE Escrow
Country Mall
P.O. Box 3131
Sunnyside, Oregon
2 Warranty Deed

LAW OFFICES OF
DAVID F. P. GUYETT
155 N.W. IRVING
BEND, OREGON 97701