

K-35977

20808

SPECIAL WARRANTY DEED

Vol. m83 Page 2936

Until a change is requested, all
tax statements shall be sent to:

no change

C. E. FRANCIS III, Grantor, conveys and specially warrants
to SUN COUNTRY LAND & CATTLE CORP., Grantee, the following
described real property free of encumbrances created or suffered
by the Grantor except as specifically set forth herein:

Lot Ten, (10), Block Six, (6), of WAGON TRAIL
RANCH, Klamath County, Oregon, aka WAGON TRAIL
ACREAGES NO. 1, SECOND ADDITION.

SUBJECT TO:

1. Declarations, Restrictions, Protective
Covenants and Conditions for Wagon Trail Ranch
recorded in Volume M72, Page 9766, and
Declaration subjecting Wagon Trail Acreages
Number One, Second Addition to the
Declarations, Restrictions, Protective
Covenants and Conditions of Wagon Trail Ranch
recorded in Volume M75, Page 8741, Deed
records of Klamath County, Oregon.
2. Easements as shown on the official plat.
3. Grantee accepts title to the above-
described property with the understanding and
representation that under applicable
Department of Environmental Quality standards
effective as of this date, no subsurface
sewage disposal system may be installed on the
described real property and, therefore, no
improvements requiring such a system may be
constructed on said property. Grantee will
hold Grantor harmless from any liability
associated with such restrictions or
approvals.
4. A trust deed dated May 18, 1979, between
Daniel E. VanVactor as Grantor, Gerald A.
Martin as Trustee, and Brooks Resources as
Beneficiary, recorded Volume M79, Page 14662,
Klamath County Deed Records, in the amount of

\$1,125.00, subsequently assigned to C. E. Francis III, which Grantee assumes and agrees to pay.

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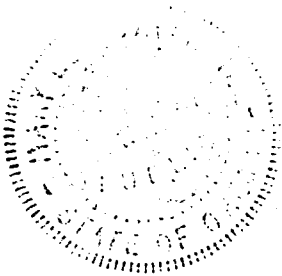
The true consideration for this conveyance is \$2,250.00.

DATED Feb 16, 1982.

C. E. Francis III
C. E. Francis III

STATE OF OREGON)
County of Deschutes) ss.

Personally appeared the above named C. E. FRANCIS III, and acknowledged the foregoing instrument to be his voluntary act. Before me:



Mary Ann Cawthill
Notary Public for Oregon
My Commission Expires: 11-08-82

Return
Central Oregon Escrow Service
P.O. Box 567
Bend, Oregon 97709

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

Is 25 day of Feb. A.D. 1983 at 9:37 o'clock A M
duly recorded in Vol. M83, of Deeds on a 2936

Fee \$8.00

EVLYN BIEHN, Clerk
By Joyce M. Allen