

K-36302 25052

WARRANTY DEED Vol. 483 Page 10013

Unless a change is requested, all tax statements shall be sent to grantee at the following address:
Rt. 1, Box 254F, Albany, Oregon 97321

Brooks Resources Corporation, an Oregon corporation, grantor, conveys and warrants to

EDWARD D. WEBSTER and SUZANNE M. WEBSTER, husband and wife, grantee,
the following described real property free of encumbrances except as specifically set forth herein:
State of Oregon, County of Klamath

Lot Forty Five (45), Block Six (6)
WAGON TRAIL ACREAGES NUMBER ONE, SECOND ADDITION

SUBJECT TO any reservations in patents and the following:

SEE ATTACHED EXHIBIT "A"

The true consideration for this transfer is \$1,800.00.

DATED June 23, 1983

Brooks Resources Corporation

William L. Smith
William L. Smith, President

23rd day of June 1983

STATE OF OREGON, County of Deschutes, ss:

The foregoing instrument was acknowledged before me this

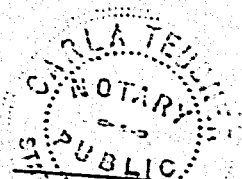
by William L. Smith, President

an Oregon Corporation, on behalf of the corporation.

of BROOKS RESOURCES CORPORATION,

Carol Deubner
Notary Public for Oregon

My Commission Expires: 1/26/85



RECORD and RETURN TO:

Edward D and Suzanne M. WEBSTER
Rt. 1 Box 254F
Albany, Oregon 97321

STATE OF OREGON, County of Klamath, ss:

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 _____ Record of Deeds of said County.

County Clerk

Deputy

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10013A

EXHIBIT A

Lot 45 Block 6, Wagon Trail Ranch, Klamath County, Oregon.

- (1) Declarations, Restrictions, Protective Covenants and Conditions for Wagon Trail Ranch recorded in Volume M 72, 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 M 75, 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.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 27th day of June A. D. 1983 at 1:34 o'clock PM., and
duly recorded in Vol. M83, of 2 Deeds on Page 10013

Fee \$8.00

By EVELYN BIEHN, County Clerk