

27219

William F. Miller and Joanne L. Miller

Grantor.

for value received hereby grant, bargain, sell and convey unto
L. V. O'Grady and Clara O'Grady

Grantee, the following described real property, with tenements, hereditaments and appurtenances, to-wit:
One-Third interest and Ownership as described in land sale contract with Stan S. Sevruck Jr. recorded Nov. 5, 1980 M-80 Page 21366 microfilm; Lot 2, Block 6, Wagon Trail Acreages #1, Second Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
Subject to the terms and provisions of Wagon Trail Ranch Homeowners Assn. as set forth in plat dedication.

Subject to reservations and restrictions as contained in dedication of plat of Wagon Trail Acreages No. 1, Second Addition. To Wit Note: Mobile Homes are permitted on lots except the following: Lots 1 thru 6, 12 thru 18, 27 thru 39, 44 and 45 in block 6; Lot 1 in Block 7; Lots 1 and 10 thru 15 in Block 8; Lots 1 thru 3, 7 and 8 in block 9.

A 16-foot public utility easement as shown on annexed plat.

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 Declaration, Restrictions, Protective Covenants and Conditions of Wagon Trail Ranch recorded in Volume M-75, Page 8741, Microfilm Record of Klamath County, Oregon.

Tax Lot 300 Acct. 51-2309-0120

Purchasers below as listed in original contract has since been amended to eliminate George T. VanMeter and Patricia A. VanMeter and replace them with L. V. O'Grady and Clara O'Grady as per instrument filed 22 June, 1983 as recorded in Vol. M-83 of deed on Page 9752, of Klamath County, by Evelyn Biehn, County Clerk.

Purchasers below as listed in original contract has since been amended to eliminate Robert T. Frazer and Bonnie J. Frazer and replace them with L. V. O'Grady and Clara O'Grady as per instrument filed 1 August, 1983 as recorded in Vol. M83 of deed on Page 12584, of Klamath County, by Evelyn Biehn, County Clerk.

and do hereby assign, transfer and set over to the Grantee that certain real estate contract dated the 21st day of October, 1980, between Stan S. Sevruck Jr.

as Seller, and William F. Miller, George T. VanMeter, Robert T. Frazer, Joanne L. Miller, Patricia A. VanMeter, Bonnie J. Frazer,

as Purchaser, for the sale and purchase of the above described real estate. The Grantees hereby assume and agree to fulfill the conditions of said real estate contract and Grantors hereby covenant that there is now unpaid on the principal of said contract the sum of \$2,541.48, plus interest from 8-1-83

The true consideration for this conveyance is \$ 1,400.00
Dated: August 1, 1983

L. V. O'Grady (Seal)

William F. Miller (Seal)

Clara O'Grady (Seal)

Joanne L. Miller (Seal)

STATE OF OREGON, County of Lane) ss. August 17, 1983
Personally appeared the above named Grantors

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

Before me, *John C. Granger*
Notary Public for Oregon

JUNE 30, 1987
My Commission Expires

Grantee's Address: 4871 Donald St., Eugene, Ore. 97405

STATE OF OREGON: COUNTY OF KLAMATH :ss

I hereby certify that the within instrument was received and filed for record on the 19th day of August A.D., 19 83 at 2:46 o'clock P M, and duly recorded in Vol. M83, of Deeds on page. 14008

EVELYN BIEHN COUNTY CLERK

by *Lee Sevier* Deputy

Fee \$ 4.00

William F. Miller

1435 W. 24th Place

Eugene, Ore. 97405

1000ch

63 AUG 19 PM 2 46