

SC30S

31212

WARRANTY DEED

Vol. 1183 Page 20831

Unless a change is requested, all tax statements shall be sent to grantee at the following address:
242 Norman Avenue, Eugene, Oregon 97404
Brooks Resources Corporation, an Oregon corporation, grantor, conveys and warrants to

MICHAEL T. OREM and KATHRYN A. OREM

the following described real property free of encumbrances except as specifically set forth herein:
State of Oregon, County of Klamath

LOT 2 in BLOCK 11 of WAGON TRAIL ACREAGES NO. 1, THIRD ADDITION,
Tract No. 1136, according to the official plat thereof on file
in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO any reservations in patents and the following:

- (1) Taxes for 1983-84 are unpaid in amount of \$110.71.
- (2) Rights of the public in any portion of the herein described premises lying within the limits of any road or highway.
- (3) Easements for utilities as shown on the plat of Wagon Trail Acreages No. 1 Third Addition, Tract No. 1136, and reservations shown on said plat as follows: "...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 Ranch Homeowners Association under such terms and conditions as the Master Plan may provide."

CONTINUED ON REVERSE

The true consideration for this transfer is \$10,125.00.

DATED December 1, 1983

Brooks Resources Corporation

STATE OF OREGON, County of Deschutes, ss:
The foregoing instrument was acknowledged before me this
by William L. Smith, President

William L. Smith
William L. Smith, President
1st day of December, 1983
of BROOKS RESOURCES CORPORATION.

an Oregon Corporation, on behalf of the corporation.

Linda G. Balding
Notary Public for Oregon
My Commission Expires: 4-17-87

RECORD and RETURN TO Mr. & Mrs. Michael T. Orem
242 Norman Avenue
Eugene, OR 97404

STATE OF OREGON, County of _____, 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 _____
Deeds of said County. _____ Record of

County Clerk

Deputy

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- (4) Declaration of Wagon Trail Ranch recorded August 30, 1972, in Volume M72 Page 9766, Deed Records of Klamath County, Oregon, as set forth in Declaration Establishing Wagon Trail Acreages No. 1, Third Addition, Tract No. 1136, and annexing it to Wagon Trail Ranch, dated December 6, 1979, recorded December 11, 1979, in Volume M79 Page 28494, Deed Records of Klamath County, Oregon.
- (5) Electric Line and Right of Way Easement, including the terms and provisions, from Brooks Resources Corporation, an Oregon Corporation, to Midstate Electric Cooperative, Inc., dated October 21, 1981, recorded November 5, 1981, in Volume M81 Page 19298, Deed Records of Klamath County, Oregon.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

STATE OF OREGON,
County of Klamath.)
Filed for record at request of
on this 5th day of Dec. A.D. 19 83
at 8:51 o'clock A M, and duly
recorded in Vol. M83 of Deeds
Page 20681

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00

Brooks Resources Corporation

William L. Smith, President

of Brooks Resources Corporation

Notary Public for Oregon

Notary Public for Oregon

Notary Public for Oregon

Brooks Resources Corporation
Post Office Box 6177, Bend, Oregon 97701

Record of

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Deputy

County Clerk