

47878

SPECIAL WARRANTY DEED

Vol. M85 Page : 5580

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

437 N. E 20th Pl.
Newport, Ore 97365

GEOFFREY E. LANKOW and MARILYN E. LANKOW, husband and wife,
Grantors, convey and specially warrant to ROLAND E. KIEPKE and
BETTY M. KIEPKE, husband and wife, Grantees, the following
described real property free of encumbrances created or suffered
by the Grantor except as specifically set forth herein:

Lot 11 in Block 1 of WAGON TRAIL ACREAGES NO.
1, according to the official plat thereof on
file in the office of the County Clerk of
Klamath County, Oregon.

SUBJECT TO:

1. Declaration, restrictions, protective covenants and conditions for Wagon Trail Ranch, recorded in Volume M72, page 9766, Microfilm Records of Klamath County, Oregon.
2. A 12 foot utility easement as shown on dedicated plat.
3. Subject to provisions of Wagon Trail Homeowners Association.
4. Easements for utilities and fire protection as shown on the official plat of Wagon Trail Acreages No. 1.
5. Reservations as contained in dedicated plat, to wit: "that fee title to all common areas, streets, private ways, roads, private recreational areas, semi-public recreational or service 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 Design may provide."

05 APR 17 PM 2:36

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4.00

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The true consideration for this conveyance is SEVEN THOUSAND DOLLARS and No/100 (\$7,000.00).

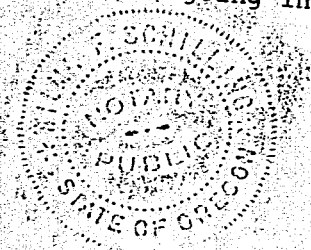
DATED December 4, , 1980.

X Geoffrey E. Lankow
GEOFFREY E. LANKOW

X Marilyn E. Lankow
MARILYN E. LANKOW

STATE OF OREGON)
County of Multnomah) ss.
)

Personally appeared the above named GEOFFREY E. LANKOW and MARILYN E. LANKOW, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:



Thelma F. Schilling
Notary Public for Oregon
My Commission Expires: 5-20-82

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 17th day of April, A.D. 19 85
at 2:36 o'clock P M, and duly
recorded in Vol. M85 of Deeds
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EVELYN BIEHN, County Clerk

By Ann Smith Deputy

Fee 9.00

Ret. R. E. Kieple
437 North E. 20th Place
Newport, OR 97365