

57512

WARRANTY DEED

Vol. 1890 Page 1157

KNOW ALL MEN BY THESE PRESENTS, That Roland E. Kiepke and Betty M. Kiepke, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Donald E. Woodman and Marlene O. Woodman, husband and wife the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

AS DESCRIBED IN THE ATTACHED EXHIBIT "A"

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances EXCEPT AS CITED IN THE ATTACHED EXHIBIT "A"

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$Exchange for property. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which) If the sentence between the symbols \$ or H not applicable, should be deleted. See ORS 92.020. In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals. In Witness Whereof, the grantor has executed this instrument this 20 day of January, 1986, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON

County of Lincoln

January 20, 1986

PUBL

Personally appeared the above named Roland E. Kiepke & Betty M. Kiepke

STATE OF OREGON, County of Lincoln

Personally appeared

each for himself and not one for the other, who, being duly sworn, did say that the former is the president and that the latter is the secretary of

and acknowledged the foregoing instrument to be their voluntary act and deed

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 2-25-88

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Donald E. Woodman et ux
P.O. Box 276
Toledo, Oregon 97391
NAME, ADDRESS, ZIP

Send a change to requested all tax statements shall be sent to the following address:

Donald E. Woodman et ux
P.O. Box 276
Toledo, Oregon 97391
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 19 at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county. Witness my hand and seal of County affixed.

By

Deputy

86 JAN 22 PM 12 46

AM 9.00

EXHIBIT "A"

1158

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."

STATE OF OREGON: COUNTY OF KLAMATH: ss

Filed for record at request of _____
 of January A.D. 19 86 at 12:46 o'clock P M., and duly recorded in Vol. M86
 of Deeds on Page 1157

FEE \$9.00

Evelyn Biehn,
 By _____

County Clerk

Sam Smith