

ALL MEN BY THESE PRESENTS, That EDNA MYRTLE TAYLOR

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT M. CHAPIN and EUGENE CHAPIN, husband and wife, hereinafter called 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:

Lot 24, Block 4, WAGON TRAIL ACRES, TRACT NO. 1075, NO. ONE, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.



# MOUNTAIN TITLE COMPANY INC.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 shown on the reverse of this deed and those of record and apparent upon the land, if any, as of the date of this deed,

and that 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 \$ 26,000.00.

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). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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 3rd day of February, 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.

(If executed by a corporation, affix corporate seal.)

STATE OF OREGON,

County of Malheur

23, 1986

Personally appeared the above named Edna Myrtle Taylor

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

Before me 23 86

OFFICIAL SEAL

Notary Public for Oregon

My commission expires: 4/10/89

Edna Myrtle Taylor

STATE OF OREGON, County of Malheur

19

Personally appeared

and

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

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Edna Myrtle Taylor

GRANTOR'S NAME AND ADDRESS

Robert M. Chapin & Eugene Chapin

P. O. Box 95

Johannesburg, CA 93528

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

GRANTEE

NAME, ADDRESS, ZIP

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 on page or as file/roll number.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

4565

RECORDS SECTION

82022  
2375

**SUBJECT TO:**

1. Subject to reservations and restrictions as contained in the dedicated plat of Wagon Trail Acreages No. 1, First Addition, as on file in the office of the County Clerk of Klamath County, Oregon.
2. Wagon Trail Ranch Homeowners Association, including the terms and provisions thereof, as set forth in plat dedication.
3. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument including the terms and provisions thereof, recorded August 30, 1972 in Volume M72, page 9766, Microfilm Records of Klamath County, Oregon.
4. Easement, including the terms and provisions thereof, as disclosed by instrument recorded August 18, 1976 in Volume M76, page 12797, Microfilm Records of Klamath County, Oregon, for "a perpetual non-exclusive easement for road purposes."
5. Public utilities easement over the Easterly 10.0 feet as shown on dedicated plat.

"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."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of February A.D. 19 86 at 4:08 o'clock P M., and duly recorded in Vol. M86  
of Deeds on Page 2374

FEE \$9.00

Evelyn Biehn  
By Bernetha S. Seich County Clerk

STATE OF OREGON  
COUNTY OF KLAMATH  
I, \_\_\_\_\_  
County Clerk  
do hereby certify that the foregoing is a true and correct copy of the original as the same appears of record in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON  
COUNTY OF KLAMATH  
I, \_\_\_\_\_  
County Clerk  
do hereby certify that the foregoing is a true and correct copy of the original as the same appears of record in the office of the County Clerk of Klamath County, Oregon.