

64090

K - 38827

## WARRANTY DEED

Vol. M80 Page 13149

Unless a change is requested, all tax statements shall be sent to grantee at the following address:  
 HC 52 Box 190 South Coos River  
 Coos Bay, Or 97420

Brooks Resources Corporation, an Oregon corporation, grantor, conveys and warrants to

Richard N. Johns and Debra D. Johns, husband and wife

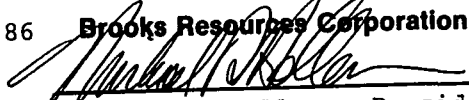
, grantee  
 the following described real property free of encumbrances except as specifically set forth herein:  
 State of Oregon, County of Klamath :  
 Lot 1, Block 11 of Wagon Trail Acreages No. 1 Third Addition Tract No. 1136, according to the official plat thereof on file in the file in the office of the County Clerk of Klamath County, Oregon.

Subject to any reservations in patents and the following:

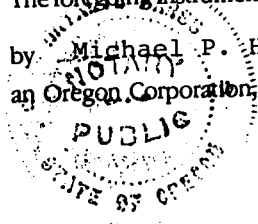
1. 1986-87 taxes, a lien not yet payable.
2. Easement for utilities as shown on the plat of Wagon Trail Acreages No. 1 Third Addition, Tract No. 1136, and reservations shown on said plat.
3. Declaration of Wagon Trail Ranch, recorded August 30, 1972, in Volume M72 page 9766, as amended by instruments recorded January 5, 1977, in Volume M77 pages 207 and 210; 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.
4. Right of Way Easement for Electric Line, given by Brooks Resources 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.

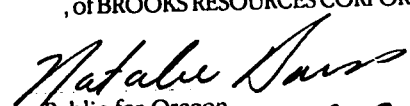
This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses.

The true consideration for this conveyance is \$ 3,000.00

DATED this 23rd day of July 19 86 **Brooks Resources Corporation**  
  
 Michael P. Hollern, President

STATE OF OREGON, County of Deschutes, ss:  
 The foregoing instrument was acknowledged before me this 23rd day of July 19 86  
 by Michael P. Hollern, president, of BROOKS RESOURCES CORPORATION,  
 an Oregon Corporation, on behalf of the corporation.



  
 Notary Public for Oregon  
 My Commission Expires: 1-8-90

STATE OF OREGON, County of Klamath, ss:  
 I certify that the within instrument was received for record on the 28th day of July  
 19 86 at 10:58 O'Clock A. m. and recorded in Volume M86 on page 13149 Records of **BELOS**  
 in said County.

Evelyn Biehn, County Clerk  
 County Clerk

  
 Deputy