

86185

WARRANTY DEED

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Unless a change is requested, all tax statements shall be sent to grantee at the following address:

333 N E Cleveland, Albany, Oregon 97321

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

Jeanne Lathen

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

Lots 22 and 23, Block 6 of Wagon Trail Acreages No. 1, Second Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to any reservations in patents and the following:

1. Reservations and restrictions contained in the Declaration for Wagon Trail Acreages No. 1, Second Addition, as follows: "...declares that fee title to all private ways, streets, roads, private recreational areas, semi-public recreational or service areas, leased scenic areas and common to the Wagon Trail Ranch Homeowners Association under such terms and conditions as the master design may provide."

Continued on the reverse side hereof

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 \$ 1,000.00

DATED this 16 day of MARCH 19 88 Brooks Resources Corporation
Michael P. Hollern, President

STATE OF OREGON, County of Deschutes, ss:
The foregoing instrument was acknowledged before me this

16 day of MARCH 19 88

by Michael P. Hollern, President
an Oregon Corporation, on behalf of the corporation.

, of BROOKS RESOURCES CORPORATION,

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

STATE OF OREGON, County of
I certify that the within instrument was received for record on the
19 at O'Clock m. and recorded in Volume
said County.

day of
on page

Records of

County Clerk

Deputy

2. Declarations, Restrictions, Protective Covenants and Conditions for Wagon Trail Ranch recorded August 30, 1972, in Volume M-72, page 9766, subjecting Wagon Trail Acreages No. 1, Second Addition, to the Declarations, Restrictions, Protective Covenants, and Conditions of Wagon Trail Ranch, recorded July 30, 1975, in Volume M-75 on page 8741, Microfilm records of Klamath County, Oregon. Said Document was amended by instruments recorded January 5, 1977, in Volume M-77 on page 207, and Volume M-77 page 210, Microfilm records of Klamath County, Oregon.

3. Public utility easements as disclosed by the plat of Wagon Trail Acreages No. 1, Second Addition.

Return to: Jeanne Lathen
333 NE Cleveland
Albany, Oregon 97321

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 13th day
of April A.D. 19 88 at 12:56 o'clock P. M., and duly recorded in Vol. M88,
of Deeds on Page 5596.

Evelyn Biehn
By Bernetha Helock County Clerk

FEE \$15.00