

OK 92634

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

Vol. 7188 Page 17263

CHARLES J. BAILEY and MARY ANN BAILEY, Husband and Wife
conveys and warrants to JOHN R. WETZEL and FRANCIS WETZEL, Husband and Wife Grantor,

Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit: Lot 8 in Block 5, Wagon Trail Acreages No. 1 First Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(If space insufficient, continue description on reverse side)
The said property is free from encumbrances except those shown on the reverse side if any

The true consideration for this conveyance is \$ 7,000.00 (Here comply with the requirements of ORS 93.030)

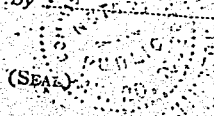
Dated this 7th day of October, 19 88

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.

WASHINGTON
STATE OF OREGON, County of

This instrument was acknowledged before me on October 7, 1988, by CHARLES J. BAILEY AND MARY ANN BAILEY

Charles J. Bailey
CHARLES J. BAILEY
Mary Ann Bailey
MARY ANN BAILEY



Notary Public for Oregon Washington
My commission expires 01-20-92

WARRANTY DEED	
CHARLES J. BAILEY	GRANTOR
JOHN R. WETZEL	GRANTEE
GRANTEE'S ADDRESS, ZIP	
After recording return to:	
JOHN R. WETZEL	
FRANCIS WETZEL	
C/O CEDAR LODGE MOTEL #3	
P.O. BOX P	
COLUMBIA FALLS,	
MT 99912	
Until a change is requested, all tax statements shall be sent to the following address:	
SAME AS ABOVE	
NAME, ADDRESS, ZIP	

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of } ss.

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

98 OCT 14 11 8 53

1. 1988/89 Taxes, a lien not yet due and payable.
2. Easement for utilities and fire protection as shown on the plat of Wagon Trail Acreages Number One First Addition and reservations contained on said plat as follows: '...that fee title to all common areas, streets, private ways, roads, private recreational areas, semi-public recreational or service areas, and leased scenic 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.'
3. Declaration, Restrictions, Protective Covenants and Conditions for Wagon Trail Ranch, recorded August 30, 1972, in Volume M72 page 9766, Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 14th day
 of Oct. A.D., 19 88 at 8:53 o'clock A.M., and duly recorded in Vol. M88
 of Deeds on Page 17263
 Evelyn Biehn County Clerk
 By *Pauline M. Sullivan*

FEE \$13.00