

99096

K-41344

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

Vol. 789 Page 6382

F. WARREN LATHEN

conveys and warrants to NEIL W. IVERSON and RHONDA R. IVERSON, Husband and Wife, Grantor,

except as specifically set forth herein situated in Klamath County, Oregon, to-wit:
Lot 5 in Block 2 of Wagon Trail Acreages Number Two, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.Acct. No. 2309-12B-3300
TAX KEY NO. 129890(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 \$ 11,300.00 (Here comply with the requirements of ORS 93.030)

Dated this 10th day of April, 1989

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.

F. WARREN LATHEN

STATE OF OREGON, County of Benton

This instrument was acknowledged before me on

F. WARREN LATHEN

April 10, 1989

(SEAL)

Donetta E. Harn
Notary Public for Oregon

My commission expires 5-19-92

WARRANTY DEED

F. WARREN LATHEN

NEIL W. IVERSON

GRANTOR

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

NEIL W. IVERSON

RHONDA R. IVERSON

16800 SE ANKENY

PORTLAND OR 97233

NAME, ADDRESS, ZIP

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.

NAME

TITLE

By Deputy

8882

6383

1. Easement for utilities as shown on the plat of Wagon Trail Acreages No. 2, and reservations shown on said plat as follows: "...that fee title to all private ways, streets, roads, private recreational areas, semi-public recreational or service areas, leased scenic areas, and common 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 Plan may provide."

2. Declaration, Restrictions, Protective Covenants and Conditions for Wagon Trail Ranch, recorded August 30, 1972, in Volume M72 page 9766, and amended by Amendments recorded January 3, 1977, in Volume M77 page 207 and 210, 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 April A.D., 19 89 at 2:53 o'clock P.M., and duly recorded in Vol. M89 of Deeds on Page 6382.

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline Mulendore