

OK

1819

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That KELLY O'SULLIVAN, Personal Representative of the Estates of Steven and Candace Koperski hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WAGON TRAIL RANCH PROPERTY OWNERS ASSOCIATION, 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 146, AKA Lot 44, Block 6, Wagon Trail
Acreages No. 1, 2nd Addition at Wagon Trail
Ranch, La Pine, Oregon

Subject to all easements, restrictions and reservations of record, including but not limited to any and all unpaid property taxes owed to Klamath County, all unpaid assessments, fees, or any other sums of money owing to Wagon Trail Ranch Property Owners Association and any lien claim, or right of recovery for real estate fees owed to La Pine Realty Company.

(If space insufficient, continue description on reverse side)

(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

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.

① However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols ①, 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 _____ day of _____, 19____; 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.

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.

x Kelly O'Sullivan
Kelly O'Sullivan, Personal
Representative of the Estates of
Steven Koperski and Candace Koperski

STATE OF New York
County of Queens
May 23rd, 1989.

Personally appeared the above named
KELLY O'SULLIVAN

and acknowledged the foregoing instru-
ment to be his voluntary act and deed.

Notary Public for New York

My commission expires: March 30, 1990

STATE OF N.Y., County of _____) ss.
 _____ 19____

Personally appeared _____, who being duly sworn,
for himself and not one for the other, did say that the former is the
President and that the latter is the
Secretary of _____

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:

Before

~~Notary Public for Oregon~~

commission expires:

(OFFICIAL
SEAL)

(If executed by a corporation
affix corporate seal)

Kelly O'Sullivan
82-11 - 149th Avenue
Howard Beach, NY 11414
GRANTOR'S NAME AND ADDRESS
Wagon Trail Ranch Property Owners
P. O. Box 2179
La Pine, Oregon 97739
GRANTEE'S NAME AND ADDRESS

After recording return to:

Wagon Trail Ranch Property Owners
P. O. Box 2179
La Pine, OR 97739
NAME, ADDRESS, ZIP

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

Wagon Trail Ranch Property Owners
P. O. Box 2179
La Pine OR 97739

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 23rd day of June, 1989, at 11:51 o'clock A.M., and recorded in book/reel/volume No. M89 on page 11266 or as fee/file/instrument/microfilm/reception No. 1819, Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk..
NAME TITLE

By Rachel M. Muldrew, Deputy

Fee \$8.00

89 JUN 23 4 11 PM '59

g.00