

WARRANTY DEED

Until a change is requested, all
tax statements shall be sent to:

Return:

Mr. and Mrs. Donald R. Noel
9855 S.E. Taggart
Portland, Oregon 97266

LESTER A. MARTIN and ELSIE M. MARTIN, Grantors, convey and
warrant to DONALD R. NOEL and MARILYN L. NOEL, Grantees, the
following described real property free of encumbrances except as
specficially set forth herein:

Lot 26 in Block 1 of Wagon Trail Acreages No. 1, Third
Addition Tract No. 1136, according to the official plat
thereof on file in the office of the County Clerk of
Klamath County, Oregon.

Subject to:

- (1) Taxes for the following years are unpaid as follows:
Plus interest. 1985-86 \$152.19, 1986-87 \$163.02, 1987-
88 \$165.79, 1988-89 \$187.76. Account No. 2309-11A-
100. Key No. 129462.
- (2) Rights of the public in and to any portion of the
herein described property lying within the boundaries
of public roads or highways.
- (3) 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 as follows: ". . .
that fee title to all common areas, streets, private
ways, roads, private recreational areas, semi-public
recreational or service areas, leased scenic areas
shall remain in Brooks Resources Corporation, to be
conveyed to the Wagon Trail Ranch Homeowners Associ-
ation under such terms and conditions as the Master
Plan may provide."

- (4) Declaration of Wagon Trail Ranch, recorded August 30, 1972, in Volume M72 page 9766, 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, as amended by instruments recorded January 5, 1977, in Volume M77 pages 207 and 210, Deed Records of Klamath County, Oregon.

The true consideration for this conveyance is \$18,000.00.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF THE 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.

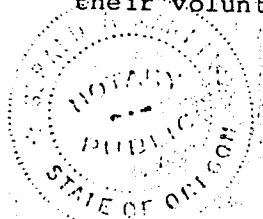
DATED this 5th day of August, 1989.

Lester A. Martin
LESTER A. MARTIN

Elsie M. Martin
ELSIE M. MARTIN

STATE OF OREGON)
) ss.
County of Deschutes)

Personally appeared the above named LESTER A. MARTIN and ELSIE M. MARTIN and acknowledged the foregoing instrument to be their voluntary act. Before me:



Ronald A. Martin
Notary Public for Oregon
My Commission Expires: 2-28-91

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Francis & Martin
on this 14th day of Aug. A.D., 19 89
at 11:14 o'clock A.M. and duly recorded
in Vol. M89 of Deeds Page 14999
Evelyn Biehn County Clerk
By Pauline Mulendore
Deputy.