

5567

MTC 22253

WARRANTY DEED

Vol. M89 Page 18654

(Statutory Form)

GRANTOR: VIRGIL E. SCHUETZ and BONNIE F. SCHUETZ, Husband and Wife

CONVEYS AND WARRANTS TO

GRANTEE: PHILIP L. WINKLER and LORRAINE W. BRANSON, not as tenants in common, but with right of survivorship, that is the fee shall vest in the survivor of the within named Grantees

the following described real property free of encumbrances except as specifically set forth herein:

Lot 3, Block 5, WAGON TRAIL ACREAGES NUMBER ONE, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 2309 001A0 03800 Key No: 128132

SUBJECT TO:

1. Taxes for the fiscal year 1989-90, a lien, not yet due and payable.
2. Subject to the reservations and restrictions as contained in the dedicated plat of Wagon Trail Acreages No. 1, First Addition as on file in the office of the County Clerk of Klamath County, Oregon.
3. Wagon Trail Ranch Homeowners Association, subject to the terms and provisions thereof, as set forth in plat dedication.
4. Covenants, conditions, restrictions and easements imposed by instrument, recorded August 30, 1972 in Volume M72, page 9766, and amended January 5, 1977 in Volume M77, page 207, Microfilm Records of Klamath County, Oregon, and Volume M77, page 210, Microfilm Records of Klamath County, Oregon.
5. Easement as disclosed by instrument recorded August 18, 1976 in Volume M76, page 12797, Microfilm Records of Klamath County, Oregon.
6. Public utilities easement over the Easterly 10.0 feet as shown on dedicated plat.

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 appropriate city or county planning department to verify approved uses.

The true and actual consideration for this transfer is \$4,790.00.

If grantor is a corporation, this has been signed by authority of the Board of Directors, with the seal of said corporation affixed.

DATED: SEPTEMBER 23, 1989

GRANTOR:

VIRGIL E. SCHUETZ

BONNIE F. SCHUETZ

Until a change is requested, all tax statements shall be sent to the following address: HC76, Box 1048, LaPine, OR 97739

STATE OF OREGON County of Marion

ss.

State of Oregon, County of

ss.

Date:

Personally appeared

, who being

sworn, stated that he is the

of grantor

corporation and that the seal affixed hereto is its seal and that this instrument was voluntarily signed and sealed in behalf of the corporation by authority of its Board of Directors. Before me:

Notary Public for Oregon

My commission expires:

1989
 Personally appeared
 Virgil E. Schuetz
 and Bonnie F. Schuetz
 instruments to be their
 and dead. Before me:
 My commission expires: 7-30-92

WARRANTY DEED

SCHUETZ TO WINKLER/BRANSON

AFTER RECORDING RETURN TO
 Key Title Company
 P.O. Box 6178
 Bend, OR 97708
 #27-14161K

(DON'T USE THIS
 SPACE: RESERVED
 FOR RECORDING
 LABEL IN COUN-
 TIES WHERE
 USED.)

Fee \$8.00

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was re-
 ceived for record on the 3rd day of

Oct. 1989 at 3:25 o'clock

P.M., and recorded in book M89 on page 18654-
 Deeds.

Witness my hand and seal of County affixed.

Evelyn Biehn

COUNTY CLERK

By Pauline Muehlen
 DEPUTY.