

7543

WARRANTY DEED

(Statutory Form)

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GRANTOR: ALBERT STUTTS and PATRICIA STUTTS, Husband and Wife

CONVEYS AND WARRANTS TO

GRANTEE: JACK D. KIDD and JEANETTE S. KIDD, Husband and Wife

the following described real property free of encumbrances except as specifically set forth herein:
 Lot 38 in Block 6 of Wagon Trail Acreages Number One, Second Addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Tax Account No: 2309-1C-5100, Key No: 128917.

SUBJECT TO:

1. Taxes for 1989-90, a lien, but not yet payable.
2. Reservations and restrictions in the Declaration for Wagon Trail Acreages No. 1 Second Addition, as follows: "...declares 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 design may provide."
3. Declaration, Restrictions, Protective Covenants and Conditions for Wagon Trail Ranch, recorded August 30, 1972, in Volume M72 Page 9766, as provided in Declaration Subjecting Wagon Trail Acreages Number 1 Second Addition, to the Declarations, Restrictions, Protective Covenants and Conditions of Wagon Trail Ranch, recorded July 30, 1975 in Volume M75 Page 8741, as amended by instruments recorded January 5, 1977, in Volume M77 Pages 207 and 210, Deed Records of Klamath County, Oregon.

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 \$ 3,500.00.

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 29, 1989

GRANTOR:

Albert Stutts by Patricia Stutts
 Albert Stutts by Patricia Stutts, his Attorney in Fact
X Patricia Stutts
 Patricia Stutts



On or change, as required, all tax statements shall be sent to the following address:

GRANTEE AT: 17286 Mt. Angel-Scotts Mill Road, Silverton, OR 97381

STATE OF OREGON, County of Deschutes
 Date: September 29, 1989
 Personally appeared the above named Patricia Stutts, personally, and as Attorney in Fact for Albert Stutts and acknowledged this foregoing instrument to be her personal and on behalf of said parties.

Notary Public for Oregon

My commission expires: 5/5/92

State of Oregon, County of

Date:

Personally appeared

sworn, stated that he is the

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:

WARRANTY DEED

STUTTS TO KIDD

AFTER RECORDING RETURN TO
 Key Title Company
 P.O. Box 6178
 Bend, OR 97708
 #27-14228K

(DON'T USE THIS SPACE! RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON, County of Klamath

I certify that the within instrument was received for record on this 7th day of Nov. 1989 at 12:25 o'clock

P.M. and recorded in book M89 on page 21511-Deeds.

Witness my hand and seal of County affixed.

Evelyn Bienn

COUNTY CLERK

By *Pauline Meulender* DEPUTY

Fee: \$8.00