

OK

9806

WARRANTY DEED - STATUTORY FORM
INDIVIDUAL GRANTOR

Vol. m90 Page 238

LARRY FRESH and ALBERTA FRESH, husband and wife

Grantor,
conveys and warrants to ROBERT B. HALLCRAFT and BERNICE HALLCRAFT, husband and wife

Grantee, the following described real property free of encumbrances
except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit:

Lot 7 in Block 9 of Wagon Trail Acreages No. One Second Addition, according to the
official plat thereof on file in the office of the County Clerk of Klamath County,
Oregon.

TAX #2309-1C-000 KEY #128631

(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 \$ 4,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 2nd day of January, 1990

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.

Larry Fresh
LARRY FRESH

Alberta Fresh
ALBERTA FRESH

STATE OF OREGON, County of Deschutes

This instrument was acknowledged before me on

LARRY FRESH AND ALBERTA FRESH

January 2, 1990

Margaret Williams
Notary Public for Oregon
My commission expires 2/20/93



WARRANTY DEED

LARRY FRESH
ROBERT B. HALLCRAFT GRANTOR
GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

ROBERT B. HALLCRAFT
BERNICE HALLCRAFT
P.O. BOX 912
LAPEL OR 97739

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.

By _____ Deputy

833 589

833

1. Reservations and restrictions contained in the dedication 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."

2. Declaration, Restrictions, Protective Covenants and Conditions for Wagon Trail Ranch, recorded August 30, 1972, in Volume M72 page 9766, Deed records of Klamath County, Oregon, 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, Deed records of Klamath County, Oregon. As amended by instruments, recorded January 5, 1977, in Volume M77 page 207, and M77 page 210, Deed records of Klamath County, Oregon.

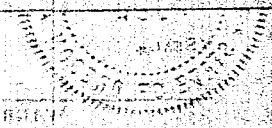
THOSE SHOWN ON THE REVERSE SIDE ONLY

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 5th day of Jan. A.D. 1990 at 8:50 o'clock A.M., and duly recorded in Vol. M90 of Deeds on Page 238

FEE \$33.00

Evelyn Biehn, County Clerk
By Carlene Mullendore



CLERK OF COUNTY
I certify that the within instrument was recorded for record on this day of January, 1990, at 8:50 o'clock A.M. and recorded in Volume M90 of Deeds on page 238.

ROBERT B. HALLOCK
LARRY E. EBERHART
P.O. BOX 312
LAPINE
OR 97632
SAME AS ABOVE