

14171

## WARRANTY DEED

Vol. M90 Page

7978

(Statutory Form)

GRANTOR: DARRELL M. FERNS and ETHEL J. FERNS, 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 2 in Block 5 of Wagon Trail Acreages No. 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: 2309-1A-3900, Key No: 128123.

## SUBJECT TO:

Liens and assessments of Wagon Trail Ranch Homeowners Association.  
 Easement for utilities and fire protection as shown on the plat of Wagon Trail Acreages Number One First Addition and reservations contained 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, and leased scenic areas shall remain in Brooks Resources Corporation to be conveyed to the Wagon Trail Homeowners Association under such terms and conditions as the Master Design may provide." Declarations, Restrictions, Protective Covenants and Conditions for Wagon Trail Ranch, recorded August 30, 1972 in Volume M72 page 9766, as amended by instruments recorded January 5, 1977, in Volume M77 pages 207 and 210, Deed Records of Klamath County, Oregon.

'90 APR 3

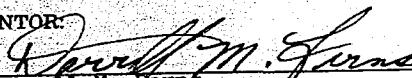
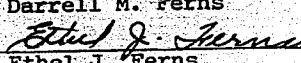
This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with appropriate city or county planning department to verify approved uses.

The true and actual consideration for this transfer is \$ 5,500.00.

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

DATED: 4-23-90

## GRANTOR:

  
 Darrell M. Ferns  
  
 Ethel J. Ferns

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

Grantee at: HC 76 Box 1048, LaPine, OR 97739

STATE OF OREGON, County of Deschutes ss.

Date: 4-23-90

Personally appeared the above named

Darrell M. &amp; Ethel J. Ferns

and acknowledged the foregoing instrument to be their  
voluntary act and deed. Before me:

Notary Public for Oregon

My commission expires: ✓ 3694

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 Pub Ed Jon Oregon

My commission expires:

## WARRANTY DEED

FERNS TO BRANSON

 AFTER RECORDING RETURN TO  
 Key Title Company  
 #27-15148K  
 P.O. Box 6178  
 Bend, OR 97708

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

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was re-

ceived for record on the 30th day of

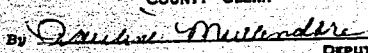
April 19 90 at 9:29 o'clock

A.M. and recorded in book M90 on page 7978-Deeds.

Witness my hand and seal of County affixed.

Evelyn Biehn

COUNTY CLERK

  
 Deputy

Fee \$28.00