

14171

K-42208
WARRANTY DEED
 (Statutory Form)

Vol. M90 Page 7978

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.

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. & Ethel J. Ferns
 and acknowledged the foregoing instrument to be their
 voluntary act and deed. Before me:
 Notary Public for Oregon
 My commission expires: 3-30-94

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:

WARRANTY DEED
 WINKLER &
 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, 1990, at 9:29 o'clock
 AM, and recorded in book M90 on page 7978-Deeds.
 Witness my hand and seal of County affixed.

Evelyn Biehne

COUNTY CLERK

By Debra Mullender DEPUTY.

Fee \$28.00