

14326

## WARRANTY DEED

(Statutory Form)  
K-42192Vol. m90 Page 8279

GRANTOR: --- RANKIN S. CAREY ---

## CONVEYS AND WARRANTS TO

GRANTEE: --- DIANNE M. ROZZI ---

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

Lot 20 in Block 1 of Wagon Trail Acreages No. 1, Third Addition, Tract 1136, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 2309-1C-8100, Key No: 129328.

## SUBJECT TO:

1. Rights of the public in and to any portion of the herein described property lying within the boundaries of public roads or highways.
2. Easement for utilities as shown on the plat of Wagon Trail Acreages No. 1, Third Addition, Tract No. 1136, and reservations shown 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, leased scenic 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 Plan may provide."
3. Declaration of Wagon Trail Ranch, recorded August 30, 1972, in Volume M72, page 9766, as set forth in Declaration Establishing Wagon Trail Acreages No. 1, Third Addition, Tract No. 1136, and annexing it to Wagon Trail Ranch, dated December 6, 1979, recorded December 11, 1979, in Volume M79, page 28494, as amended by instruments recorded January 5, 1977, in Volume M77, pages 207 and 210, Deed Records of Klamath County, Oregon.
4. Liens and Assessments of Wagon Trail Ranch Property Owners Association.
5. Electric Line Right of Way Easement, including the terms and provisions thereof, given by Brooks Resources Corporation, to Midstate Electric Cooperative, Inc., dated October 12, 1981, recorded November 5, 1981, in Volume M81, page 19298 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 \$ 23,000.00.

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

DATED: 4-24-90

GRANTOR:

Rankin S. Carey

Until a change is requested, all tax statements shall be sent to the following address: Dianne M. Rozzi at:  
P.O. Box 1052, Felton, CA 95018

Florida  
STATE OF ~~OREGON~~ County of Brevard ss.  
Date: April 24, 1990  
Personally appeared, the above named  
Rankin S. Carey  
and acknowledged the foregoing instrument to be his  
voluntary act and deed. Before me:  
Notary Public for ~~OREGON~~ Florida  
NOTARY PUBLIC, STATE OF FLORIDA.  
My commission expires AUG. 30, 1990.

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

CAREY TO ROZZI

AFTER RECORDING RETURN TO  
Key Title Company  
#27-15123K  
P.O. Box 6178  
Bend, OR 97708

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

Fee \$28.00

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was re-  
ceived for record on the 2nd day of  
May 1990 at 12:08 o'clock  
P.M. and recorded in book M90 on page 8279-Deeds.  
Witness my hand and seal of County affixed.

Evelyn Biehn

COUNTY CLERK

By

Dianne M. Rozzi

DEPUTY.