

OK

14441

WARRANTY DEED-STATUTORY FORM
INDIVIDUAL GRANTORVol. mgc Page 8485

STEVEN G. SANDERS

Grantor,

conveys and warrants to GARY D. DURETTE and MARIE M. DURETTE, 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 10, Block 1, WAGON TRAIL ACRES NUMBER ONE, according to the official plat thereof
on file in the office of the County Clerk of Klamath County, Oregon.

TAX #2309-001AO-02500

The said property is free from encumbrances except

THOSE SHOWN ON THE REVERSE SIDE IF ANY

The true consideration for this conveyance is \$ 9,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 27 day of APRIL, 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.

STEVEN G. SANDERS

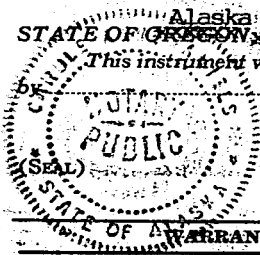
STATE OF OREGON, County of 4th Judicial District) ss.

This instrument was acknowledged before me on

April 27

1990

STEVEN G. SANDERS

Notary Public for Oregon Alaska
My commission expires 02-24-94

WARRANTY DEED

STEVEN G. SANDERS

GRANTOR

GARY D. DURETTE

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

GARY D. DURETTE

MARIE M. DURETTE

19920 N.W. FAIRDALE

YAMHILL, OR 97148

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.

NAME

TITLE

By Deputy

90 MAY 4 AM 11:33

SUBJECT TO THE FOLLOWING:

1. Declarations, restrictions, protective covenants and conditions for Wagon Trail Ranch, recorded in Volume M72, Page 9766, Microfilm Records of Klamath County, Oregon.
2. Subject to provisions of Wagon Trail Homeowners Association.
3. Easements for utilities and fire protection as shown on the official plat of Wagon Trail Acreages No. 1.
4. Reservations as contained in dedicated plat, to wit:

"That fee title to all common areas, street, private ways, roads private recreational areas, semi-public recreational or service 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."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 4th day of May A.D., 19 90 at 11:33 o'clock AM., and duly recorded in Vol. M90, on Page 8485 of Deeds
By Evelyn Biehn County Clerk
Pauline Mueller

FEE \$33.00

NOTICE TO STATE
County of Klamath, Oregon
I, the undersigned, County Clerk of said County, do hereby certify that the foregoing is a true and correct copy of the original record as the same appears in the records of said County.

RECORDED
INDEXED
FILED
MAY 11 1990
CLERK OF COUNTY OF KLAMATH, OREGON