

K-42374
WARRANTY DEED
(Statutory Form)

17463

Vol. 1790 Page 13848

GRANTOR: NEIL L. PERKINS, JR. and ROBERTA D. PERKINS, Husband and Wife

CONVEYS AND WARRANTS TO

GRANTEE: THOMAS O. ANDERSON and DOROTHEA J. ANDERSON, Husband and Wife

the following described real property free of encumbrances except as specifically set forth herein:
Lot 2, Block 1 of Wagon Trail Acreages No. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 2309-1A-1700.

SUBJECT TO:

1. Easement for utilities and fire protection as shown on the plat of Wagon Trail Acreages Number One and reservation 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 Design may provide."
2. Declarations, Restrictions, Protective Covenants and Conditions for Wagon Trail Ranch, recorded August 30, 1972, in Volume M72, Page 9766, 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 \$ 57,000.00.

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

DATED: July 12, 1990

GRANTOR:

Neil L. Perkins Jr.
Neil L. Perkins, Jr.

Roberta D. Perkins
Roberta D. Perkins

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

GRANTEE AT: HC 76, Box 1046, LaPine, OR 97739

STATE OF OREGON, County of Deschutes ss.
Date: July 12, 1990

Personally appeared the above named Neil L. Perkins, Jr. & Roberta D. Perkins and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

Notary Public for Oregon

My commission expires: 2-17-92

State of Oregon, County of ss.
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 Public for Oregon

My commission expires:

, who being
of grantor

PERKINS TO ANDERSON

AFTER RECORDING RETURN TO
KEY TITLE CO.
#27-15523K
P.O. Box 6178
Bend, OR 97708

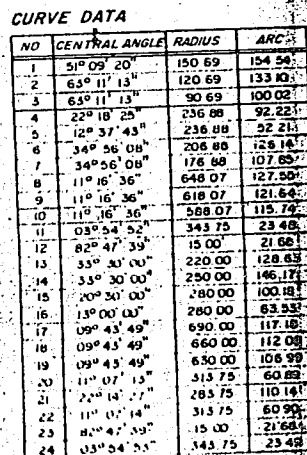
(DON'T USE THIS
SPACE: RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON, County of ss.
I certify that the within instrument was re-
ceived for record on the _____ day of _____
, 19____, at _____ o'clock
M., and recorded in book _____ on page _____
Witness my hand and seal of County affixed.

COUNTY CLERK

By _____ DEPUTY.

NOTE - No building site shall be below 4275 ft. contour line



FEE 33.00