



18280

K-42374

STATUTORY WARRANTY DEED Vol. mgd Page 15229

Dana C. Simon and Viviane M. Simon-Brown, as to all their right, title and interest

conveys and warrants to Franz Dutzler and Launa K. Dutzler, Grantee.

the following described real property free of liens and encumbrances, except as specifically set forth herein:
Lot 28 in Block 1 of Wagon Trail Acreages No. 1, Third Addition, Tract No. 1136, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account No. 2309-11A-300 Key: 129480.

This property is free of liens and encumbrances, EXCEPT: See reverse hereof.

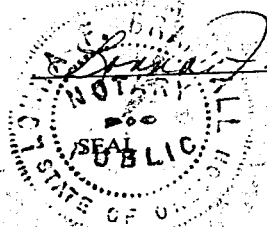
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

The true consideration for this conveyance is \$ 25,000.00 (Here comply with the requirements of ORS 93.030)DATED this 26 day of July 19 90Dana C. Simon
Dana C. SimonViviane M. Simon-Brown
Viviane M. Simon-BrownSTATE OF OREGON, County of Deschutes)ss.

The foregoing instrument was acknowledged before me this 26 day of July 19 90 by Dana C. Simon and Viviane M. Simon-Brown

CORPORATE ACKNOWLEDGMENT
STATE OF OREGON, County of _____)ss.

The foregoing instrument was acknowledged before me this _____ day of _____ 19 _____ by _____ and _____ of _____ a corporation, on behalf of the corporation.

Frank J. Bramhall
Notary Public for Oregon
My commission expires: 2/24/94Notary Public for Oregon
My commission expires:

SEAL

Title Order No. K-42374
Escrow No. DE-2460

After recording return to:
Deschutes County Title Company
P.O. Box 236
Sisters, OR 97759
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Franz and Launa K. Dutzler
HC 76 Box 1011
LaPine, OR 97739
NAME, ADDRESS, ZIP

THIS SPACE RESERVED FOR RECORDER'S USE



This property is free of liens and encumbrances, EXCEPT:

1. 1990 - 1991 taxes, a lien as of July 1, 1990, but not yet payable.
2. Rights of the public in any portion of the herein described premises lying within the limits of any road or highway.
3. Agreement relative to bridge across the Little Deschutes River as set out in instrument dated December 24, 1975, recorded March 19, 1976, in Volume M76 page 4024, Deed records of Klamath County, Oregon.
4. Easements 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."
5. Declaration of Wagon Trail Ranch, recorded August 30, 1972, in Volume M72 page 9766, Deed records of Klamath County, Oregon, 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, Deed records of Klamath County, Oregon.
6. Right of Way Easement, including the terms and provisions thereof, from Dana Simon and Viviane Simon-Brown to Midstate Electric Cooperative, Inc., a cooperative corporation, dated October 21, 1981, recorded November 5, 1981, in Volume M81 page 19294, Deed records, Klamath County, Oregon.
7. Right of Way Easement, including the terms and provisions thereof, from Brooks Resources Corporation, and Oregon Corporation, to Midstate Electric Cooperative, Inc., a cooperative corporation, dated October 31, 1981, recorded November 5, 1981, in Volume M81 page 19298, Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 31st day of July A.D., 19 90 at 10:58 o'clock A M., and duly recorded in Vol. M90 of Deeds on Page 15229.

Evelyn Biehn County Clerk

By Pauline Muelandore

FEE \$33.00