

OK

22745

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

Vol. m90 Page 23098

MICHAEL T. OREM and KATHRYN A. OREM, husband and wife.

Grantor,

conveys and warrants to ROBERT P. SMYTH and GUDNE H. SMYTH, 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 2 in Block 11 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.

2309-012BO 01500

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 7th day of November, 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.

MICHAEL T. OREM

KATHRYN A. OREM

STATE OF OREGON, County of Deschutes

ss.

This instrument was acknowledged before me on

November 7, 1990

by

MICHAEL T. OREM and KATHRYN A. OREM

(SEAL)

Notary Public for Oregon

My commission expires 12-11-93

WARRANTY DEED

MICHAEL T. OREM

GRANTOR

ROBERT P. SMYTH

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

ROBERT P. SMYTH

GUDNE H. SMYTH

6511 27TH AVE. NW

SEATTLE, WA. 98117

NAME, ADDRESS, ZIP

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

SAME AS ABOVE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

ss.

I certify that the within instrument was received for record on the day of 1990, 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

SPACE RESERVED
FOR
RECORDER'S USE

23098

23099

1. Assesments, if any, due to the Wagon Trail Ranch Property Owners Association.
2. 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."
3. 12 foot utility easement on the Northerly and Easterly lot lines as shown on dedicated plat.
4. Declaration of Wagon Trail Ranch recorded August 30, 1972 in Volume M72, page 9766 and amended January 5, 1977 in Volume M77, pages 207 and 210, all Microfilm 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, Microfilm Records of Klamath County, Oregon.
5. An easement created by instrument, subject to the terms and provisions thereof,
 Date: October 21, 1981
 Recorded: November 5, 1981
 Volume: M81, Page 19298, Microfilm Records of Klamath County, Oregon
 In favor of: Midstate Electric Cooperative, Inc.,
 For: Electric transmission and/or distrubution lines.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 19th day
 of Nov. A.D. 19 90 at 10:44 o'clock AM., and duly recorded in Vol. M90
 of Deeds on Page 23098
 FEE \$33.00
 Evelyn Biehn - County Clerk
 By Pauline Muelendore