FORM No. 963-WARRANTY DEED-STATUTORY FORIA (Individual Grantor). MTC. 24752 STEVENS-NESS LAW PUB. CO., PORTLAND. OB. 97204 WARRANTY DEED_STATUTORY FORM OI m90 Page 24620 23625 KENG PAUL CHAN INT SHOTTICHOS BHE STHEMSVOD SVITSSTOTE ... SHOTTOLITEST ... ANTESTE Grantor, conveys and warrants to HAROLD C, BATES and JEAN FORD BATES, 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 3, BlockW1; TRACT NOpol056; WAGONOTRAIL ACREAGES NO. 11; according to the official plat thereof on file in the office of the County Clerkeof Klamath County, Oregon. Weisses - W7, eage 210, Microfilm Records of Klamath County, Oregon 2. A 10 feet utility assement along the Northwest let line as shown on dedicated plat. Subject to provide of Wagon Trail Homeowners Association. Secondation withing and the protection as shown on the efficient plat of Wager The said property is free from encumbrances except THOSE SHOWN ON THE REVERSE SIDE IF ANY 155T 1. Receivations as contained in dedicated plat, to will: "that fee fifte to all common areas, streets, private ways. reads, private The true consideration for this conveyance is \$ 47500,00 not [Here comply with the requirements of ORS 93.030] (1011 Conveyance is \$ 47500,00 not [Here comply with the requirements of ORS 93.030] 110772 Second Contraction one and constituents as the caster UCEIgn may provi Dated this E. J. day of Decanoger 49.40 Κ..... THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-SCRIBED 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 APPROPENTE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES. KENG PAUL CHAN STATE OF OREGON, County of & Alectutes)) ss. . KENG PAUL CHAN bysO \mathbb{Q}_{2} A. in Walters (SEAL) Notary Public for Oregon My commission expiresy countercount EVELECO MAY of 193 WARRANTY DEED STATE OF OREGON, GRANTOR SS. KENG PAUL CHAN GRANTEE County of HAROLD C. BATES I certify that the within instru-JEAN FORD BATES ment was received for record on the GRANTEE'S ADDRESS. ZIP After recording return to: HAROLD C. BATES ACE RESERVED in book/reel/volume No..... on JEAN FORD BATES FOR page or as fee/file/instru-P. O. BOX 577 RECORDER'S USE ment/microfilm/reception No....., SISTERS, OR. 97759 Record of Deeds of said county. NAME, ADDRESS, ZIP Witness my hand and seal of Until a change is requested, all tax statements shall be sent to the following address: County affixed. SAME AS ABOVE NAME TITLE By..... Deputy NAME, ADDRESS, ZIP

W MORESTY DEED-STATUTORY FORMAND (0) DOGE 246.20

1. Declaration, restrictions, protective covenants and conditions for Wagon Trail VAS CHER Ranch, recorded in Volume M72, page 9766, Microfilm Records of Klamath County, Oregon.

Said covenants, conditions and restrictions were amended by instrument; Recorded: January 5, 1977 Volume: M77, page 207, Microfilm Records of Klamath County, Oregon

A TIGHAS BBS Said covenants, conditions and restrictions were amended by instrument; Recorded: Stanuary 5, 91977 - 19 mps and add Variabelin ad Volume: M77, page 210, Microfilm Records of Klamath County, Oregon

2. A 10 foot utility easement along the Northwest lot line as shown on dedicated plat.

3. Subject to provisions of Wagon Trail Homeowners Association.

MARO LEJAR EXEDY

4. Easements for utilities and fire protection as shown on the official plat of Wagon Trail Acreages No.e 1 2013/39 201 WO WACHE BROWT MEAN PROVIDENCE

5. Reservations as contained in dedicated plat, to wit:

Craft Durch Argot St.

"that fee title to all common areas, streets, 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."

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STATE OF OREGON: COUNTY OF KLAMATH: SS.

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of	Dec	A.D., 19 90 at 2:03 o'clock P.M., and duly recorded in Vol. M90	day
		of Deeds Output Page 24620	· · ·
		on Page On Page	,
FEE	\$33.00	Evelyn Biehn . County Clerk	
	10000	By Qauline Mulendere	

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