

OK

23625

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

Vol. m90 Page 24620

KENG PAUL CHAN

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, Block 1, TRACT NO. 1056, WAGON TRAIL ACRES NO. 1, according to the official
plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

23-09-1AO TL 1800

(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 \$4,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 5 day of December, 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.

KENG PAUL CHAN

STATE OF OREGON, County of Deschutes) ss.

This instrument was acknowledged before me on

December 5, 1990

by KENG PAUL CHAN

(SEAL)

Notary Public for Oregon

My commission expires

WARRANTY DEED

KENG PAUL CHAN

GRANTOR

HAROLD C. BATES

GRANTEE

JEAN FORD BATES

GRANTEE'S ADDRESS, ZIP

After recording return to:

HAROLD C. BATES

JEAN FORD BATES

P. O. BOX 577

SISTERS, OR. 97759

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

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 DEC 12 PM 2 03

03015

24621

1. Declaration, restrictions, protective covenants and conditions for Wagon Trail 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

Said covenants, conditions and restrictions were amended by instrument;
Recorded: January 5, 1977

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.

4. Easements for utilities and fire protection as shown on the official plat of Wagon Trail Acreages No. 1.

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

"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."

WHO JUDY EBER

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 12th day
of Dec. A.D., 19 90 at 2:03 o'clock P. M., and duly recorded in Vol. M90
of Deeds on Page 24620.

FEE \$33.00

Evelyn Biehn, County Clerk

By Pauline Muelendore