

OK

27535

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTORVol. m91 Page 5606

HAROLD SNIDER

Grantor,
conveys and warrants to LARRY C. FRESH and ALBERTA LEE FRESH, 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 1, Block 5, WAGON TRAIL ACREAGES NUMBER ONE, FIRST ADDITION, according to the official
plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TAX # 23-09-001A 04000 Key No. 128114

(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 \$ 4,000.00 (Here comply with the requirements of ORS 93.030)Dated this 26th day of March, 1991

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.

Harold Snider
HAROLD SNIDER

STATE OF OREGON, County of Lane

This instrument was acknowledged before me on

26th ss.March

by

HAROLD SNIDER

(SEAL)

Judy Ball
Notary Public for Oregon

My commission expires 10-17-93

WARRANTY DEED

HAROLD SNIDER

GRANTOR

LARRY C. FRESH

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

LARRY C. FRESH

ALBERTA LEE FRESH

HC 76 BOX 1012

LAPINE, OR 97739

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, 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

SPACE RESERVED
FOR
RECORDER'S USE

04 MAR 27 1991

5607

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1. Subject to the reservations and restrictions as contained in the dedicated plat of Wagon Trail Acreages No. 1, First Addition as on file in the office of the County Clerk of Klamath County, Oregon.
2. Wagon Trail Ranch Homeowners Association, subject to the terms and provisions thereof, as set forth in plat dedication.
3. Covenants, conditions, restrictions and easements, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, subject to the terms and provisions thereof, recorded August 30, 1972 in Volume M72, page 9766, amended January 5, 1977 in Volume M77, page 207 and M77, page 210, Microfilm Records of Klamath County, Oregon.
4. Easement, subject to the terms and provisions thereof, as disclosed by instrument recorded August 18, 1976 in Volume M76, page 12797, Microfilm Records of Klamath County, Oregon for "a perpetual non-exclusive easement for road purposes."
5. Public utilities easement over the Easterly 10.0 feet as shown on dedicated plat.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 29th day
of March A.D., 19 91 at 11:40 o'clock A M., and duly recorded in Vol. M91
of Deeds on Page 5606.
Evelyn Biehn - County Clerk
By Debra Muleniere

FEE \$33.00