

OK 27587

WARRANTY DEED - STATUTORY FORM Vol. mg | Page 5721

SHIRLIE A. DEFOE, as an estate in fee simple, as to an undivided 1/2 interest; STERLING BENZEL and FRANCES BENZEL, as tenants by the entirety, as to an undivided 1/2. ** Grantor, conveys and warrants to LEE GARL and SANDRA L. GARL, 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 8, Block 9, WAGON TRAIL ACREAGES (NO. 1, SECOND ADDITION), in the County of Klamath, State of Oregon.

**interest, all as tenants in common.

TAX ACCT. NO. 2309-100, T.L. 900

(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 \$ 6,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 27th day of MARCH, 19 91

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.

STATE OF OREGON, County of Desch

This instrument was acknowledged before me on

by SHIRLIE A. DEFOE, STERLING BENZEL, and FRANCES BENZEL

(SEAL)

DENNIS ROY HAMFORD
NOTARY PUBLIC - OREGON

My Commission Expires
WARRANTY DEED

Notary Public for Oregon

My commission expires

12/23/91

SHIRLIE A. DEFOE et al.

GRANTOR

LEE GARL

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

LEE GARL

SANDRA L. GARL

31707 ACE PLACE

LLANO, CA 93544

NAME, ADDRESS, ZIP

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

SAME AS ABOVE

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR

RECORDER'S USE

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

DEED 0342A

5722

1. Conditions, Restrictions as shown on the recorded plat of Wagon Trail Acreages, #1 Second Addition! Mobile homes are permitted on lots except the following:
 As follows: Lots 1 through 6; 12 through 19, 27 through 39; 44 and 45 in Block 6; Lot 1 in Block 7; Lots 1 and 10 through 15 in Block 8; Lots 1 through 3; 7 and 8 in Block 9.

2. Subject to rules and regulations of Fire Patrol District

3. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:
 Recorded: August 30, 1972
 Book: M-72
 Page: 9766

As amended by instrument:
 Recorded: July 30, 1975
 Book: M-75
 Page: 8741

As amended by instrument:
 Recorded: January 5, 1977
 Book: M-77
 Page: 207

As amended by instrument:
 Recorded: January 5, 1977
 Book: M-77
 Page: 210

Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Wagon Trail Ranch Property Owners Association.

STATE OF OREGON, COUNTY OF KLAMATH, ss.
 This instrument was acknowledged before me on _____
 by _____
 Notary Public for Oregon
 My commission expires _____

STATE OF OREGON: COUNTY OF KLAMATH: ss.
 Filed for record at request of Aspen Title Co. the 1st day of April A.D., 19 91 at 10:30 o'clock A.M., and duly recorded in Vol. M91 of Deeds on Page 5721
 FEE \$33.00
 Evelyn Biehn County Clerk
 By Pauline Mullendore

By _____
 Deputy
 County Clerk
 I have advised the _____
 that a change is requested, and the instrument
 shall be sent to the following address:
 SALE AS ABOVE

