

31226

WARRANTY DEED—STATUTORY FORM  
INDIVIDUAL GRANTOR

Vol. m91 Page 12346



ROGER E. BILLINGS and JUDITH A. BILLINGS, as tenants by the entirety

conveys and warrants to ROBERT D. CRAIG and ANITA J. CRAIG, husband and wife

except as specifically set forth herein situated in Klamath County, Oregon, to-wit: Lot 3 in Block 2 of WAGON TRAIL ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TAX I.D. 2309 012B0 03500 Key No. 129972

The said property is free from encumbrances, except those shown on the reverse side of any

The true consideration for this conveyance is \$14,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 22 day of June, 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.

ROGER E. BILLINGS

JUDITH A. BILLINGS

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on June 22, 1991, by ROGER E. BILLINGS JUDITH A. BILLINGS

Notary Public for Oregon

My commission expires 11-23-93

## WARRANTY DEED

ROGER E. BILLINGS

GRANTOR

ROBERT D. CRAIG

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

ROBERT D. CRAIG

ANITA J. CRAIG

405 HOWARD DRIVE

CLATSKANIE, OR. 97018

NAME, ADDRESS, ZIP

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

SAME AS ABOVE S10023VV

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the day of June, 1991, 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

1. Subject to reservations and restrictions as contained in plat dedication, to wit:

"Declares that fee title to all private ways, streets, roads, private recreational areas, semi-public recreational or service areas, leased scenic areas, and common 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."

2. Subject to public utilities easement as disclosed by the plat of Wagon Trail Acreages No. 2. (Affects East lot line)
3. Declaration, restrictions, protective covenants and conditions for Wagon Trail Ranch, recorded in Volume M72, page 9766, Microfilm Records of Klamath County, Oregon and amended by instruments, recorded January 5, 1977 in Volume M77, page 207 and 210, Deed Records of Klamath County, Oregon.
4. Levies and assessments subject to the terms and provisions thereof, of the Wagon Trail Ranch Homeowners Association.

00.000, 91

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 27th day of June A.D., 19 91 at 2:23 o'clock PM., and duly recorded in Vol. M91 of Deeds on Page 12346

FEE \$33.00

Evelyn Biehn County Clerk  
By Ruthie Mullins

STATE OF OREGON  
COUNTY OF KLAMATH  
I, the undersigned, County Clerk of said County, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of said County.

RECORDED  
INDEXED

ROGER E. BILLINGS  
ROBERT D. CRAIG  
ROBERT D. CRAIG  
ANITA J. CRAIG  
405 HOWARD DRIVE  
CLATSkanie, OR 97016

SW 2 AS ABOVE 100533V