

OK 31949

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

Vol. 91 Page 13761

EARL T. WOMBLE AND ROSANNA M. WOMBLE Grantor,

conveys and warrants to WILLIAM R. DOWLER AND DIANA DOWLER, 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 6 IN BLOCK 1 OF TRACT NO. 1056, WAGON TRAIL ACRES NO. 1

TAX ACCT NO. 2309-1AO, 2100

(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 \$ 10,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 12 day of July, 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.

EARL T. WOMBLE

ROSANNA M. WOMBLE

STATE OF OREGON, County of Deschutes ss.

This instrument was acknowledged before me on July 12, 1991,

by EARL T. WOMBLE, ROSANNA M. WOMBLE

JANET M. JORDAN
NOTARY PUBLIC - OREGON
My Commission Expires 10-1-92Notary Public for Oregon
My commission expires

WARRANTY DEED

EARL T. WOMBLE

GRANTOR

WILLIAM R. DOWLER

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

WILLIAM R. DOWLER

DIANA DOWLER

15859 PARKWAY DRIVE

LAPINE, OR 97739

NAME, ADDRESS, ZIP

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

SAME AS ABOVE S10109CN

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of ss.

I certify that the within instrument was received for record on the day of 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. 1991/92 Taxes, a lien not yet due and payable.
2. Declaration, restrictions, protective covenants and conditions 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.

3. A 10 foot utility easement along the Southeast lot line as shown on dedicated plat.
4. Subject to provisions of Wagon Trail Homeowners Association.
5. Easements for utilities and fire protection as shown on the official plat of Wagon Trail Acreages No. 1.
6. 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."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co. the 15th day
of July A.D., 19 91 at 2:16 o'clock P.M. and duly recorded in Vol. M91
of Deeds on Page 13761

Evelyn Biehn County Clerk

By Pauline Mulender

FEE \$33.00