

32013

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

STEVENS-NESS LAW PUB. CO., PORTLAND, OR. 97204

SANFORD E. RUNNING and GLADYCE B. RUNNING, Husband and Wife

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conveys and warrants to DONALD G. BROWN and MARVA E. BROWN, Husband and Wife

Grantor,

except as specifically set forth herein situated in Klamath County, Oregon, to-wit:
 Lot 2, Block 4, WAGON TRAIL ACREAGE NO. 1, according to the official plat thereof on file
 in the office of the County Clerk of Klamath County, Oregon.

ACCT #2309 001A0 06800 KEY 127865 CODE 051

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 10TH day of JULY, 1991.

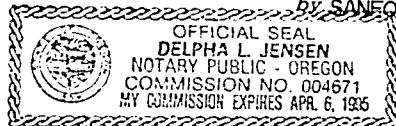
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

X Sanford E. Running
SANFORD E. RUNNINGX Gladys B. Running
GLADYCE B. RUNNING

STATE OF OREGON, County of LANE

This instrument was acknowledged before me on JULY 10, 1991,

by SANFORD E. RUNNING GLADYCE B. RUNNING



Notary Public for Oregon

My commission expires 4/6/95

WARRANTY DEED

SANFORD E. RUNNING
DONALD G. BROWN

GRANTOR

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

DONALD G. BROWN

MARVA E. BROWN

HC 76 BOX 1041

LAPINE, OR 97739

NAME, ADDRESS, ZIP

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

SAME AS ABOVE S10093CN

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

1. 1991/92 Taxes, a lien not yet due and payable.
2. Reservations as contained in plat dedication, to wit:
 "That fee title to all common areas, streets, private ways, roads private recreational areas, semi-public recreational or service areas, leased scenic areas shall remain in Brooks Resources corporation to be conveyed to the Wagon Trail Homeowners Association, under such terms and conditions as the Master Design may provide."
3. A 10 foot public utility easement along rear lot lines as shown on dedicated plat.
4. Subject to the provisions of Wagon Trail Property Owners Association.
5. Declarations and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, subject to the terms and provisions thereof, recorded in Volume M72, page 9766, Microfilm Records of Klamath County, Oregon.
6. An Easement created by instrument, subject to the terms and provisions thereof,
 Dated: August 13, 1976
 Recorded: August 18, 1976
 Volume: M76, Page 12797, Microfilm Records of Klamath County, Oregon
 For: Easement across Wagon Trail Road

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 16th day
 of July A.D. 19 91 at 12:07 o'clock P M., and duly recorded in Vol. M91
 of Deeds on Page 13874.

FEE \$33.00

Evelyn Biehn - County Clerk

By Pauline M. Anderson