

34973

mtl 2/80
WARRANTY DEED
 (Statutory Form)

Vol. 91 Page 19230

GRANTOR: DENNIS GIBSON AND GARY E. GIBSON

CONVEYS AND WARRANTS TO

GRANTEE: JAMES C. HARRISON AND MARION E. HARRISON, Husband and Wife

the following described real property free of encumbrances except as specifically set forth herein:

LOTS 36 and 37, BLOCK 6, WAGON TRAIL ACREAGES NUMBER ONE, SECOND ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax account nos: 2309 001C0 05300 and 2309 001C0 05200

SUBJECT TO:

1. Taxes for the fiscal year 1991-92, a lien not yet due and payable.
2. Subject to the terms and provisions of Wagon Trail Ranch Homeowners Association as set forth in plat dedication.
3. Subject to reservations and restrictions as contained in dedication of plat of Wagon Trail Acreages No. 1 Second Addition, to wit: NOTE: Mobile Homes are permitted on lots except the following: Lots 1 through 6, 12 through 18, 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.
4. Declarations, restrictions, protective covenants and conditions for Wagon Trail Ranch recorded in Volume M72, Page 9766, and Declaration subjecting Wagon Trail Acreages Number One, Second Addition to the Declarations, restrictions, protective covenants and conditions of Wagon Trail Ranch, recorded in Volume M75, Page 8741, Microfilm Records of Klamath County, Oregon, and amended by instruments recorded January 5, 1977 in Volume M77, at Page 207 and Page 210, Microfilm Records of Klamath County, Oregon.
5. Subject to a 20 foot public utility easement along the Western most border of Lot 37 and the Southern most border of Lot 36 as disclosed by the official plat of Wagon Trail Acreages No. 1, Second Addition.

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.

The true and actual consideration for this transfer stated in terms of dollars is \$ 9,750.00

However, if the actual consideration consists of or includes other property or other value given or promised, such other property or value was part of the / the whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of Directors.

DATED: 9/11/91

GRANTOR:

Dennis Gibson
 Dennis Gibson
Gary E. Gibson
 Gary E. Gibson

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

Grantee at: 2930 Davidson Street S.E., Albany, OR 97321STATE OF OREGON, County of ClackamasDate: 9/11/91

Personally appeared the above named Dennis Gibson
 and Gary E. Gibson
 and acknowledged the foregoing instrument to be their
 Voluntary act and deed. Before me:

[Signature]
 Notary Public for Oregon
 My commission expires: 9/18/92

STATE OF OREGON, County of ClackamasDate: 9/11/91

Personally appeared,
 that he/she is the

who being sworn, stated
 of grantor, stated

and that this instrument was voluntarily signed on behalf of the corporation. Before me:

Notary Public for Oregon
 My commission expires:

WARRANTY DEED

GIBSON TO HARRISON

AFTER RECORDING RETURN TO
 Key Title Company
 #27-17215K
 P.O. Box 6178
 Bend, OR 97708

(DON'T USE THIS
 SPACE: RESERVED
 FOR RECORDING
 LABEL IN COUNTIES
 WHERE USED.)

Fee \$28.00

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for
 record on the 24th day of
Sept. 19 91 at 9:50 o'clock

A.M., and recorded in book M91 on page 19230

Witness my hand and seal of County affixed. -Deeds.

Evelyn Biehn

County Clerk

By [Signature]
 Deputy.