

36069

WARRANTY DEED—STATUTORY FORM  
INDIVIDUAL GRANTOR

Vol. 199 Page 21502

RICHARD C. ROBERTSON and DONNA D. ROBERTSON, as tenants by the entirety

Grantor,

conveys and warrants to GRANT, JIRO NAKAMURA AND LORI JEAN NAKAMURA, TRUSTEES OF THE GRANT AND LORI NAKAMURA LIVING TRUST DATED 4-19-91

Grantee, the following described real property free of encumbrances

except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit: Lot 8 in Block 2, TRACT 1075, WAGON TRAIL ACREAGES NUMBER ONE, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TAX #23-09-001A0 00700, KEY #127543

(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 \$ 4,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 8th day of OCTOBER, 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.

*Richard C. Robertson*  
RICHARD C. ROBERTSON

*Donna D. Robertson*  
DONNA D. ROBERTSON

STATE OF ~~OREGON~~ CALIFORNIA, County of ~~CLATSOP~~ LOS ANGELES ) ss.

This instrument was acknowledged before me on x OCTOBER 8, 19 91,

RICHARD C. ROBERTSON DONNA D. ROBERTSON



*Lorie Jean Calhoun*  
Notary Public for Oregon  
My commission expires 12/18/92

WARRANTY DEED

RICHARD C. ROBERTSON GRANTOR  
GRANT AND LORI NAKAMURA LIVING TRUST DATED 4/19/91 GRANTEE

GRANTEE'S ADDRESS, ZIP

GRANT AND LORI NAKAMURA LIVING TRUST DATED 4/19/91  
678 E. TEAGLE  
FRESNO, CA 93720

NAME, ADDRESS, ZIP

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

SAVE AS ABOVE S10428GD

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 \_\_\_\_\_, 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

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28038  
21503

1. 1991/92 Taxes, a lien not yet due and payable.
2. Subject to reservations and restrictions as contained in the dedicated plat of Wagon Trail Agreeages No. 1, First Addition, as on file in the office of the County Clerk of Klamath County to wit:

"declares that fee title to all common areas, streets, private ways, roads, private recreational areas, semi-public recreational or service areas, and leased scenic 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.  
Note: Mobile Home permitted on all Lots except Lot 1, 2, 3, 4 in Block 5."

3. Levies and assessments of the Wagon Trail Homeowners Association.
4. Conditions 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 August 30, 1972 in Volume M72, page 9766, Microfilm Records of Klamath County, Oregon, amended January 5, 1977 in Volume M77, page 207 and Volume M77, page 210, Microfilm Records of Klamath County, Oregon.
5. Subject to a 10 foot public utility easement over West lot line as shown on dedicated plat.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 14th day of Oct. A.D., 1991 at 3:00 o'clock P.M., and duly recorded in Vol. M91 of Deeds on Page 21502

Evelyn Biehn County Clerk  
By [Signature]

FEE \$33.00

STATE OF OREGON  
COUNTY OF KLAMATH  
I, County Clerk, do hereby certify that the within instrument was duly recorded in the office of the County Clerk of Klamath County, Oregon, on the 14th day of October, 1991, at 3:00 P.M., and duly recorded in Volume M91 of Deeds on Page 21502.

Evelyn Biehn  
County Clerk

By [Signature]