

OK

38378

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

Vol. ma Page 25616

GARY L. MILLER AND CRAIG COWEN, as tenants in common Grantor,

conveys and warrants to RICHARD C. SIFT and ELLA L. SIFT, Husband and Wife

Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in DESCHUTES KLAMATH County, Oregon, to-wit: Lot 12, Block 9, WAGON TRAIL ACRES NO. 1, SECOND ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TAX ACCT # 2309 001C0 01300 KEY 129079 CODE 51

(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 \$ 8,800.00 (Here comply with the requirements of ORS 93.030)

Dated this 27th day of November, 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.

X Gary L. Miller
GARY L. MILLER
X Craig Cowen
CRAIG COWEN

STATE OF OREGON, County of Deschutes ss. 11/27, 19 91
This instrument was acknowledged before me on
by GARY L. MILLER, CRAIG COWEN

[Signature]
Notary Public for Oregon
My commission expires 4/4/92

WARRANTY DEED

GARY L. MILLER GRANTOR
RICHARD C. SIFT GRANTEE

GRANTEE'S ADDRESS, ZIP
After recording return to:

RICHARD C. SIFT
ELLA L. SIFT
8098 KAMMERER ROAD
ELK GROVE, CA 95758
NAME, ADDRESS, ZIP

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

SAME AS ABOVE S10601CN

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/feet/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.

By _____ Deputy

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25617

1. Subject to the terms and provisions of Wagon Trail Ranch Homeowners Association as set forth in plat dedication.

2. A 25 foot public utility easement as shown on dedicated plat.

3. Subject to reservations and restrictions as contained in the 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 19, 27 through 29, 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. Reservation and restrictions for Wagon Trail Ranch, 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, recorded in Volume M75, page 8741, recorded in Volume M77, page 207, and recorded in Volume M77, page 210, all Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: SS.

STATE OF OREGON: COUNTY OF CLATSOP

Filed for record at request of Mountain Title Co. the 9th day
of Dec. A.D., 19 91 at 12:36 o'clock P. M., and duly recorded in Vol. M91,
of Deeds on Page 25616.
County Clerk

On Page 2501
Evelyn Biehn, County Clerk

By Pauline M. Muelender

FEE \$33.00