

KNOW ALL MEN BY THESE PRESENTS, That  
WAGON TRAIL RANCH PROPERTY OWNERS ASSOCIATION AN OREGON NON-PROFIT CORPORATION

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
GEOFFREY E. NELSON and AUDREY V. NELSON, husband and wife, hereinafter called  
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns,  
the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining,  
situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lot 10 in Block 6 of WAGON TRAIL ACRES NUMBER 1, SECOND ADDITION,  
according to the official plat thereof on file in the office of the  
County Clerk of Klamath County, Oregon.

## MOUNTAIN TITLE COMPANY

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.  
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor  
is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of  
record and those apparent upon the land, if any, as the date of this deed and that

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims  
and demands of all persons whomsoever, except those claiming under the above described encumbrances.  
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 3,000.00

~~Whereas the above described premises are subject to a recorded deed of trust in favor of the Klamath County Trust Company, which deed of trust is hereby acknowledged by the grantor, and the grantor covenants that the grantee shall be bound by the terms of said deed of trust, and the grantor shall be bound to pay the principal and interest thereon, and the grantor shall be bound to defend the grantee against all claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.~~

In construing this deed and where the context so requires, the singular includes the plural and all grammatical  
changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 28th day of February, 19 92 ;  
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by  
order of its board of directors.

STATE OF OREGON, )  
County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19 \_\_\_\_\_

Personally appeared the above named \_\_\_\_\_

\_\_\_\_\_ and acknowledged the foregoing instrument  
to be \_\_\_\_\_ voluntary act and deed.

Before me:

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

WAGON TRAIL RANCH PROPERTY OWNERS  
ASSOCIATION

BY: Donald G. Brown  
DONALD G. BROWN, SECRETARY

STATE OF OREGON, County of Klamath ) ss.  
The foregoing instrument was acknowledged before me this  
February 28, 19 92, by Donald G. Brown,

~~secretary of~~  
secretary of Wagon Trail Ranch Property  
Owners Association  
an Oregon non-profit corporation, on behalf of the corporation.

Notary Public for Oregon  
My commission expires: 6/8/92

STATE OF OREGON,

County of Klamath

I certify that the within instrument was  
received for record on the 2nd  
day of March, 19 92,  
at 2:42 o'clock P M., and recorded  
in book M92 on page 4253 or as  
file/reel number 41661

Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

Evelyn Bishn, County Clerk  
Recording Officer  
By Paula S. Mueller, Deputy

WAGON TRAIL RANCH PROPERTY OWNERS  
P.O. BOX 2179  
LA PINE, OR 97139

GRANTOR'S NAME AND ADDRESS  
GEOFFREY E. NELSON and AUDREY V. NELSON

HC 70 Box 1003  
LaPine, OR 97139

GRANTEE'S NAME AND ADDRESS  
GEOFFREY E. NELSON and AUDREY V. NELSON  
same as above

NAME, ADDRESS, ZIP

Until a change is requested all six notices shall be sent to the following address:  
GEOFFREY E. NELSON and AUDREY V. NELSON  
same as above

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

39318

KNOW ALL MEN BY THESE PRESENTS, That **NORMAN ALBERT FREI, WARREN ALVIN FREI, ROGER JASON FREI, AND CAROL RUSSELL**, each as to an undivided  $1/4$  interest, as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by                     , hereinafter called **DWAYNE R. WALTEBURG, JR.** the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

Rerecorded to correct Grantee's Name previously recorded in Vol N91 Page 27307.

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except all those of record and those apparent upon the land as of the date of this deed

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 52,000.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 26 day of November, 19 91; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

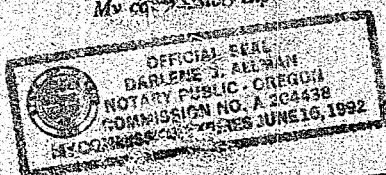
STATE OF OREGON,

County of Deschutes ss.  
November 26, 1991

Personally appeared the above named                       
**ROGER JASON FREI**

and acknowledged the foregoing instrument to be                      voluntary act and deed.

Before me: *Charles J. Allen*  
Notary Public for Oregon  
My comm. expires:                     



**NORMAN ALBERT FREI et al**  
**1055 S. Palovera**  
**Mesa, AZ 85205**

**DWAYNE R. WALTEBURG, JR.**  
**3209 Crest St.**  
**Klamath Falls, OR 97603**

After recording return to:

**SAME AS GRANTEE**

NAME, ADDRESS, ZIP

Unit a change is completed all fee statements shall be sent to the following address:

**SAME AS GRANTEE**

NAME, ADDRESS, ZIP

STATE OF OREGON, County of                      ss.  
The foregoing instrument was acknowledged before me this                     , 19                     , by                     , president, and by                     , secretary of                     , a                      corporation, on behalf of the corporation.

Notary Public for Oregon  
My commission expires:                      (SEAL)

STATE OF OREGON,

County of                       
I certify that the within instrument was received for record on the                     , 19                     , day of                      at                      o'clock                      M., and recorded in book                      on page                      or as file/reel number                     .  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

SINCE RESERVED  
FOR  
RECORDER'S USE

Recording Officer  
By

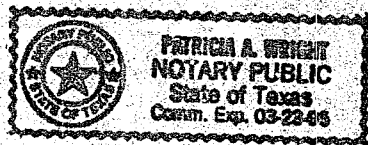
State of Texas,  
County of Ellis

December 12, 1991

Personally appeared the above named Norman Albert Frei  
and acknowledged the foregoing instrument to be his voluntary  
act and deed.

Before me:

*Patricia A. Wright*  
Patricia A. Wright  
Notary Public for the State of Texas  
My Commission expires: 03/23/95



State of Oregon

County of Klamath

December 17, 1991

Personally appeared the above named CAROL ANN RUSSELL,  
and acknowledged the foregoing instrument to be her voluntary act and  
deed.

WITNESS My hand and official seal.

*Kristi L. Redd*  
Notary Public for Oregon

My Commission expires: 11/16/95

State of Oregon

County of Klamath

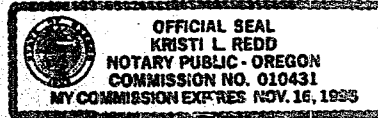
December 30, 1991

Personally appeared the above named WARREN ALVIN FREI,  
and acknowledged the foregoing instrument to be his voluntary act and  
deed.

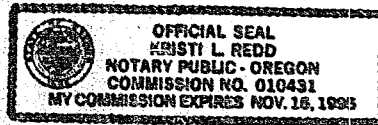
WITNESS My hand and official seal.

*Kristi L. Redd*  
Notary Public for Oregon

My Commission expires: 11/16/95



(seal)



(seal)

EXHIBIT A  
LEGAL DESCRIPTION

A tract of land situated in the NE 1/4 of the NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at an iron pin which lies North 89 degrees 40' East a distance of 30 feet and North 1 degree 02' West a distance of 533.4 feet from the iron pin which marks the intersection of Fourth Avenue and Fourth Street of Altamont Acres, which point of intersection is also the Southwest corner of the NE 1/4 NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence North 89 degrees 40' East a distance of 265 feet to a point; thence North 1 degrees 02' West a distance of 83 feet to a point; thence South 89 degrees 40' West a distance of 265 feet to an iron pin; thence South 1 degree 02' East a distance of 83 feet, more or less, in the NE 1/4 NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

ALSO that tract of land situated in the NE 1/4 NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which lies North 89 degrees 40' East a distance of 30 feet, North 1 degree 02' West a distance of 533.4 feet, and North 89 degrees 40' East a distance of 265 feet from the iron pin which marks the intersection of Fourth Avenue and Fourth Street of Altamont Acres, which point of intersection is also the Southwest corner of the NE 1/4 NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence North 89 degrees 40' East a distance of 425 feet to a point; thence North 1 degree 02' West a distance of 415.0 feet to a point; thence South 89 degrees 40' West a distance of 425 feet to a point; thence South 1 degree 02' East a distance of 415 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 31st day of Dec. A.D., 19 91 at 2:09 o'clock P M., and duly recorded in Vol. M91 of Deeds on Page 27307.

FEE \$38.00

Evelyn Biehn County Clerk

By Pauline Mulendore



INDEXED

D/L ✓

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 2nd day of March A.D., 19 92 at 2:45 o'clock P M., and duly recorded in Vol. M92 of Deeds on Page 4254.

FEE \$15.00

Evelyn Biehn County Clerk

By Pauline Mulendore