



K-44213
STATUTORY WARRANTY DEED

Jean Ford Bates, as to all her right, title and interest, Grantor,
conveys and warrants to Richard C. Sift and Ella L. Sift, husband and wife, Grantee.
the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 3 and 4 in Block 1 of Wagon Trail Acreages No. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account #2309-1A-1800 and 1900.

This property is free of liens and encumbrances, EXCEPT: see reverse hereof.

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 consideration for this conveyance is \$ 13,500.00 (Here comply with the requirements of ORS 93.030)

DATED this 16th day of June 19 92

Jean Ford Bates
Jean Ford Bates

STATE OF OREGON, County of ADA)ss.
IDAHO

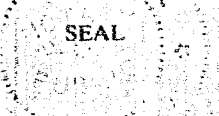
The foregoing instrument was acknowledged before me this 16th day of June 19 92 by Jean Ford Bates

CORPORATE ACKNOWLEDGMENT
STATE OF OREGON, County of _____)ss.

The foregoing instrument was acknowledged before me this _____ day of _____ 19 _____ by _____ and _____ of _____ a corporation, on behalf of the corporation.

[Signature]
Notary Public for OREGON
My commission expires: IDAHO
March 13, 1998

Notary Public for Oregon
My commission expires:

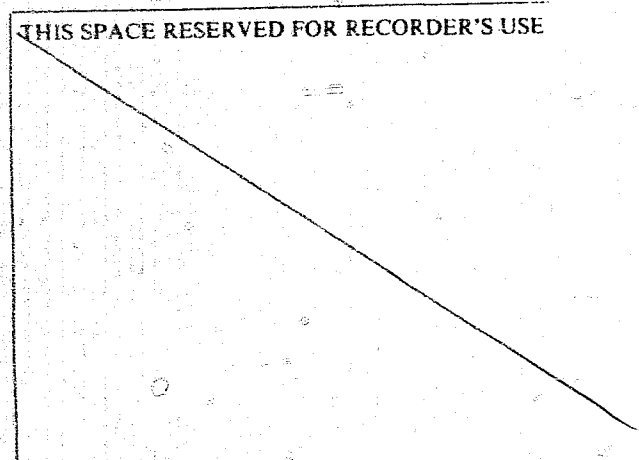


SEAL

Title Order No. K44213
Escrow No. DE-3473

After recording return to:
First American Title Company
P. O. Box 236
Sisters, OR 97759
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Richard C. Sift, et ux
8098 Kammerer Rd.
Elk Grove, CA 95758
NAME, ADDRESS, ZIP





This property is free of liens and encumbrances, EXCEPT:

1. Liens and assessments of Wagon Trail Ranch Homeowners Association. (paid current).
2. Easement for utilities and fire protection as shown on the plat of Wagon Trail Acreages Number One and reservations contained on said plat as follows:
 "...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.
3. Declaration, Restrictions, Protective Covenants, and Conditions for Wagon Trail Ranch, recorded August 30, 1972, in Volume M72 page 9766, as amended by instruments recorded January 5, 1977, in Volume M77 Page 207 and 210, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 1st day of July A.D. 9 92 at 10:00 o'clock A M., and duly recorded in Vol. M92 of Deeds on Page 14364.

FEE \$35.00

Evelyn Biehn - County Clerk
 By Deborah Mulendore