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INTC#27856

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

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CLYDE W. WAGNON and MARY A. WAGNON, Husband and Wife

conveys and warrants to ARCHIE L. STEPP and PAULA Y. STEPP, Husband and Wife, Grantor,

Grantee, the following described real property free of encumbrances except as specifically set forth herein: situated in Klamath County, Oregon, to-wit: Lot 1, Block 1, PLAT NO. 1223, BRIAN ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

2310 01600 00700

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The property is free from encumbrances except THOSE SHOWN ON THE REVERSE SIDE IF ANY

The true consideration for this conveyance is \$ 10,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 18th day of June, 1992

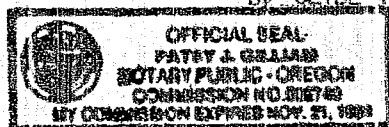
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

CLYDE W. WAGNON

MARY A. WAGNON

STATE OF OREGON, County of Lane

This instrument was acknowledged before me on June 18, 1992, by CLYDE W. WAGNON MARY A. WAGNON



Notary Public for Oregon

My commission expires 11-21-94

WARRANTY DEED

CLYDE W. WAGNON
ARCHIE L. STEPPGRANTOR
GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

ARCHIE L. STEPP
PAULA Y. STEPP
3363 N. DEWEY
FRESNO, CA 93772

NAME, ADDRESS, ZIP

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

SWE AS ABOVE S11182CN

NAME, ADDRESS, ZIP

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

SPACE RESERVED
FOR
RECORDER'S USE

14536

1. Covenants, conditions and restrictions as shown on recorded plat as follows:
 "We do ourselves, our heirs and assigns, hereby dedicate, donate and convey to the public use forever, all streets and easements as shown; said plat being subject to building setbacks as shown; domestic water to be supplied by individual wells as no water system will be provided by the developers; sewage disposal to be provided by individual septic tanks and drainfields as no sewage disposal system will be provided by the developers; no mobile home shall be placed on any lot or future subdivision of a lot having less than 575 square feet or about 12' x 48'; no constructed dwelling shall be placed on any lot or future subdivision of a lot having an area less than 1,000 square feet; travel trailers or camper units may be used as temporary quarters while permanent dwellings are being erected; dedication of Kurtz Road other than that dedicated within Brian Acres have been made to the public, accepted by the County Board on 21 April 1982, with record filings as noted on the various parts shown on the annexed plat."
2. Setback provisions as delineated on the recorded plat, being 25 feet from the lot lines.

STATE OF OREGON: COUNTY OF KLAMATH: ss. _____ the 2nd day
 Filed for record at request of Mountain Title Co.
 of July A.D. 1992 at 11:45 o'clock A M., and duly recorded in Vol. M92
 of Deeds on Page 14535
 By Evalyn Biehn County Clerk
Deputy

FEE \$35.00

