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WARRANTY DEED- STATUTORY FORM
INDIVIDUAL GRANTOR

Vol 92 Page 14539

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

conveys and warrants to EMILY WAFFORD

except as specifically set forth herein situated in Lot 4, 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, to-wit: Klamath County, Oregon,

TAX #2310 016D0 01000

(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.

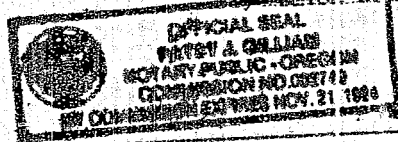
Clyde W. Wagon
CLYDE W. WAGNON

Mary A. Wagon
MARY A. WAGNON

STATE OF OREGON, County of Lane

This instrument was acknowledged before me on June 18, 1992

Clyde W. Wagon, MARY A. WAGNON



Notary Public for Oregon
My commission expires 11-21-94

WARRANTY DEED

CLYDE W. WAGNON
EMILY WAFFORD

GRANTOR
GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

EMILY WAFFORD
3801 MCCLURE RD.
UKIAH, CA. 95482

NAME, ADDRESS, ZIP

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

SAME AS ABOVE S11185TL

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

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 of 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

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 576 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.

Filed for record at request of Mountain Title Co. the 2nd day
 of July A.D., 19 92 at 11:45 o'clock A. M., and duly recorded in Vol. M92
Deeds on Page 14539
 By Evelyn Biehn County Clerk
Carolyn Miller

FEE \$35.00

