

17038

WARRANTY DEED

(Statutory Form)

MTC# 27719

Vol. 1992 Page 14602

GRANTOR: WAYLAND A. PORTER, JR.

CONVEYS AND WARRANTS TO

GRANTEE: CLARENCE H. BERQUIST AND ADELE F. BERQUIST, Husband and Wife

the following described real property free of encumbrances except as specifically set forth herein:

Lot 18 in Block 3 of WAGON TRAIL ACREAGES NO. 1, THIRD ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Reservations as contained in plat dedication of Wagon Trail Acreages No. 1, Third Addition.
2. Subject to terms and provisions of Wagon Trail Ranch Homeowners Association.
3. Declaration of Wagon Trail Ranch, recorded August 30, 1972 in Volume M72, page 9766, Microfilm Records of Klamath County, Oregon, as set forth in Declaration establishing Wagon Trail Acreages No. 1, Tract No. 1136 and annexing it to Wagon Trail Ranch, subject to the terms and provisions thereof, filed by Brooks Resources Corporation, dated December 6, 1979, recorded December 11, 1979 in Volume M79, page 28484, Microfilm Records of Klamath County, Oregon.
4. Right of Way Easement dated October 21, 1981 and recorded November 5, 1981, Volume M81, page 19298, Microfilm Records of Klamath County, Oregon.

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 and actual consideration for this transfer stated in terms of dollars is \$ 12,000.00

However, if the actual consideration consists of or includes other property or other value given or promised, such other property or value was part of the whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of Directors.

GRANTOR: Wayland A. Porter, Jr.DATED: June 30, 1992

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

Grantee at: 4638 SW 201 Avenue, Aloha, OR 97007

STATE OF Illinois County of _____ ss.

Date: _____

Personally appeared the above named Wayland A. Porter Jr.

and acknowledged the foregoing instrument to be his voluntary act and deed.
Before me

NOTARY PUBLIC FOR ~~XXXXXX~~ Illinois

MY COMMISSION EXPIRES: _____

STATE OF OREGON, ss.

County of Klamath

Filed for record at request of:

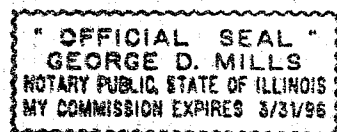
Mountain Title Co.on this 2nd day of July A.D. 19 92at 2:23 o'clock P. M. and duly recordedin Vol. M92 of Deeds Page 14602

Evelyn Biehn County Clerk

By Debra M. Henderson

Deputy.

Fee, \$30.00

STATE OF Ill County of DuPage ss.Date: 6/30/92Personally appeared WAYLAND A. PORTER, JR.~~XXXXXX~~ and acknowledged that ~~XXXXXX~~~~XXXXXX~~ this instrument was voluntarily signed and sealed ~~XXXXXX~~~~XXXXXX~~ Before Me:George D. MillsNOTARY PUBLIC FOR ~~XXXXXX~~ ILLINOISMY COMMISSION EXPIRES: 3/31/96

AFTER RECORDING RETURN TO:

Key Title Co. #27-17343K

P.O. Box 6178, Bend, OR 97708