

47221

WARRANTY DEED—STATUTORY FORM

INDIVIDUAL GRANTOR MIZ #97921

Vol 92 Page 14921

DOUGLAS R. BUTLER and SANDRA D. BUTLER as TENANTS BY THE ENTIRETY

conveys and warrants to OSCAR C. DAVIES AND DOLORES E. DAVIES, husband and wife

Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit: Lot 11 in Block 1 of WAGON TRAIL ACRES NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TAX ACCT NO.051 2309 001AD 02600

(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 6th day of July, 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.

CANCELED

STATE OF OREGON, County of Deschutes

This instrument was acknowledged before me on July 6, 1992, by DOUGLAS R. BUTLER SANDRA D. BUTLER

Douglas R. Butler

DOUGLAS R. BUTLER

Sandra D. Butler

SANDRA D. BUTLER

Deschutes

July 6

1992

Notary Public for Oregon My commission expires 12-11-93

WARRANTY DEED

DOUGLAS R. BUTLER
OSCAR C. DAVIES

GRANTOR
GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

OSCAR C. DAVIES
DOLORES E. DAVIES
3801 EDMOND ST.
LAS VEGAS, NV 89103

NAME, ADDRESS, ZIP

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

Dolores and Oscar Davies
3801 Edmond St.
Las Vegas, NV 89103

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

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 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

1. Declaration, restrictions, protective covenants and conditions for Wagon Trail Ranch, recorded in Volume M72, Page 9766, Microfilm Records of Klamath County, Oregon.

Said covenants, conditions and restrictions were amended by Instrument:

Recorded: January 5, 1977

Volume: M77, page 207, Microfilm Records of Klamath County, Oregon

Said covenants, conditions and restrictions were amended by Instrument:

Recorded: January 5, 1977

Volume: M77, page 210, Microfilm Records of Klamath County, Oregon

2. A 12 foot utility easement as shown on dedicated plat.

3. Subject to the terms, provisions and assessments of Wagon Trail Homeowners Association.

4. Easements for utilities and fire protection as shown on the official plat of Wagon Trail Acreages No. 1.

5. Reservations and restrictions as contained in dedicated plat, to wit:

"that fee title to all common areas, streets, private ways, roads, private recreational areas, semi-public recreational or service area, shall remain in Brooks Resource Corporation to be conveyed to the Wagon Trail Ranch Homeowners Association under such terms and conditions as the Master Design may provide."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co. the 8th day
of July A.D. 19 92 at 2:02 o'clock P.M., and duly recorded in Vol. M92
of Deeds on Page 14921

Evelyn Biehn - County Clerk

By Caroline Mullendore

FEE \$35.00