

NL

50916

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

Vol. 92 Page 21586



WALTER DREXLER

_____, Grantor,
conveys and warrants to CHRISTOPHER LAWRENCE CROCKER and TWYLA ILENE CROCKER, 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 9 in Block 8 of TRACT 1090, WAGON TRAIL ACREAGES NO. 1, SECOND ADDITION, according to
the official plat thereof on file in the office of the County Clerk of Klamath County,
Oregon

TAX #2309-01C0 02900 Key #129248

(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 \$ 12,000.00 (Here comply with the requirements of ORS 93.030)

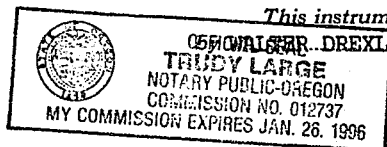
Dated this 18th day of Sept., 1992

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.

Walter Drexler
WALTER DREXLER

STATE OF OREGON, County of Deschutes

This instrument was acknowledged before me on 9/18, 1992.



Trudy Large
Notary Public for Oregon

My commission expires 1-26-96

WARRANTY DEED

WALTER DREXLER

GRANTOR

CHRISTOPHER LAWRENCE CROCKER

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

CHRISTOPHER LAWRENCE CROCKER

TWYLA ILENE CROCKER

C/O 50809 DEER LOOP

LAPINE, OR 97739

NAME, ADDRESS, ZIP

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

CHRISTOPHER LAWRENCE CROCKER

TWYLA ILENE CROCKER

C/O 50809 DEER LOOP

LAPINE OR 97739

NAME, ADDRESS, ZIP

S11458TL

SPACE RESERVED
FOR
RECORDER'S USE

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

1. 1992/93 Taxes, a lien not yet due and payable.

2. Subject to the terms and provisions of Wagon Trail Ranch Homeowners Association as set forth in instrument recorded August 30, 1972 in Volume M72, page 9766, Microfilm Records of Klamath County, Oregon.

3. Subject to reservations as contained in dedication of plat of Wagon Trail Acreages No. 1, Second Addition, to wit:

"Note: Mobile homes are permitted on lots except the following:
 Lots 1 through 6, 12 through 18, 27 through 39, 44 and 45 in Block 6;
 Lot 1 in Block 7;
 Lots 1 and 10 through 15 in Block 8;
 Lots 1 through 3, 7 and 8 in Block 9.

4. Reservations and restrictions for Wagon Trail Ranch, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, subject to the terms and provisions thereof, recorded August 30, 1972 in Volume M72, page 9766, Microfilm Records of Klamath County, Oregon, and emended by instruments recorded January 5, 1977 in Volume M77, page 210, Microfilm Records of Klamath County, Oregon.

5. Declaration subjecting the above subdivision to the covenants, conditions and restrictions of Wagon Trail Ranch, recorded July 30, 1975 in Volume M75, page 8741, Microfilm Records of Klamath County, Oregon.

6. A 20 feet public utility easement as shown on dedicated plat.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 21st day
 of Sept. A.D., 19 92 at 11:42 o'clock A.M., and duly recorded in Vol. M92,
 of Deeds on Page 21586.

FEE \$35.00

Evelyn Biehn County Clerk

By

Deanne M. Henderson