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WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

Vol. 1992 Page 21766



CARL A. BANKS AND MARY L. BANKS, as tenants by the entirety

conveys and warrants to DON PAUL CARPENTER AND ZERNA JO CARPENTER, 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 4 in Block 9 of SECOND ADDITION TO WAGON TRAIL ACREAGES NO. 1, according to the
 official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TAX ACCT. NO. 2309 001CO 00500

(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 \$ 7,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 4th day of Sept, 1992

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-
 SCRIBED 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.

Carl A. Banks
 CARL A. BANKS

Mary L. Banks
 MARY L. BANKS

STATE OF OREGON, County of Lane ss.

This instrument was acknowledged before me on Sept. 4th, 1992,
by CARL A. BANKS MARY L. BANKS

OFFICIAL SEAL
 KIMBER I. KENDRICK
 NOTARY PUBLIC - OREGON
 COMMISSION NO. 017088
 MY COMMISSION EXPIRES AUG. 24, 1996

Notary Public for Oregon

My commission expires 8-24-96

WARRANTY DEED

CARL A. BANKS

GRANTOR

DON PAUL CARPENTER

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

DON PAUL CARPENTER

ZERNA JO CARPENTER

973 ROSENE CT.

AUBURN, CA 95603

NAME, ADDRESS, ZIP

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

SAME AS ABOVE S11426CN

DON PAUL CARPENTER

973 ROSENE CT.

AUBURN, CA 95603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of } ss.

I certify that the within instru-
 ment 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/instru-
 ment/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. 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 in Volume M72, page 9766, Microfilm Records of Klamath County, Oregon.

3. Subject to reservations and restrictions as contained in plat dedication 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 13, 27 through 39, 44 and 43 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, subject to the terms and provisions thereof,

Recorded: August 30, 1972

Volume: M72, page 9766, Microfilm Records of Klamath County, Oregon

And Amended In:

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

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 in Volume M75, page 8741, Microfilm Records of Klamath County, Oregon.

6. A 25 foot public utilities easement as shown on dedicated plat.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co. the 22nd day
of Sept. A.D. 19 92 at 11:16 o'clock A M., and duly recorded in Vol. M92
of Deeds on Page 21766.

Evelyn Biehn County Clerk

By Dorlene Mullender

FEE \$35.00