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## WARRANTY DEED

(Statutory Form)

MTZ 2845

Vol. m 92 Page 24026

GRANTOR: ROGER LEE WOODBURY and ANITA SHULTES WOODBURY  
CONVEYS AND WARRANTS TO

GRANTEE: ALAN STEFAN GAINER and JACQUELINE MARGUERITE GAINER HUSBAND AND WIFE

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

Lot 1 in Block 4 of WAGON TRAIL ACREAGES, NUMBER TWO, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon  
Tax account no: 2309 012B0 00700

## SUBJECT TO:

1. Taxes for the fiscal year 1992-1993.
2. Declarations, restrictions, protective covenants and conditions for Wagon Trail Ranch, recorded in Volume M72, page 9766, Microfilm Records of Klamath County, Oregon; and amended by instruments recorded January 5, 1977 in Volume M77, page 207 and 210, Deed Records of Klamath County, Oregon.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Wagon Trail Ranch Homeowners Association.
4. Subject to a 12 foot utilities easement along West lot line as shown on dedicated plat.

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 \$ 14,000.00  
of or includes other property or other value given or promised, such other property or value was part of the / the whole of the (indicate which) consideration.

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

GRANTOR: Roger Lee Woodbury

DATED: October 7, 1992

Anita Schultes Woodbury  
Anita Schultes Woodbury

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

Grantee at: PO Box 221 Merced CA 95341

STATE OF Hawaii County of Honolulu ss.

Date: 10/16/92

Personally appeared Roger Lee and Anita Schultes Woodbury of his ss. and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Agatha Smith  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES: 1/30/95

STATE OF Hawaii County of Honolulu ss.

Date: 10/7/92

Personally appeared Anita Schultes Woodbury to being sworn and acknowledged the foregoing instrument to be her voluntary act and deed.

Before Me:

Darlene E. Oster  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES: 7/19/93

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Mountain Title Co  
on this 14th day of Oct. A.D., 19 92  
at 11:33 o'clock AM. and duly recorded  
in Vol. M92 of Deeds Page: 24026

Evelyn Biehn County Clerk  
By Darlene E. Oster Deputy.

Fee, \$30.00

NOTARY SEAL

NOTARY SEAL

AFTER RECORDING RETURN TO:

Key Title Co. #27-18799K  
P.O. Box 6178, Bend, OR 97708