

92 OCT 15 PH 3 26
WARRANTY DEED - STATUTORY FORM
INDIVIDUAL GRANTOR

52426

MTZ 2844

BRIAN A. WALSH

Grantor,

conveys and warrants to MICHAEL E. GRAUNITZ

Grantee, the following described real property free of encumbrances
except as specifically set forth herein situated in KLAMATH County, Oregon, to-wit:
Lots 31 and 32 in Block 6 of WAGON TRAIL ACRES NO. 1, SECOND ADDITION, according to the
official plat of thereof on file in the office of the County Clerk of Klamath County,
Oregon.

TAX ACCT. NO. 2309 001CO 05700 & 05800

(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 28th day of September, 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.

Brian A. Walsh
BRIAN A. WALSH

STATE OF OREGON, County of Lane

This instrument was acknowledged before me on September 28, 1992
by BRIAN A. WALSH

Alvie L. Lytle
Notary Public for Oregon
My commission expires 11-18-92

WARRANTY DEED

BRIAN A. WALSH GRANTOR
MICHAEL E. GRAUNITZ GRANTEE

GRANTEE'S ADDRESS, ZIP
After recording return to:

MICHAEL E. GRAUNITZ
P.O. BOX 373
ST. HELENS, OR 97051

NAME, ADDRESS, ZIP

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

Michael E. Graunitz
P.O. BOX 373
St. Helens, OR 97051
NAME, ADDRESS, ZIP

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.

By _____ TITLE Deputy

24307

24307

BRIAN A. HATCO

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 plat dedication.

3. 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 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. Declaration, restrictions, protective covenants and conditions for Wagon Trail Ranch recorded in Volume M72, page 9766, and Declaration subjecting Wagon Trail Acreages Number One, Second Addition to the Declarations, restrictions, protective covenants and conditions of Wagon Trail Ranch, recorded in Volume M75, Page 8741, Microfilm Records of Klamath County, Oregon.

5. Subject to a 16 foot public utilities easement along the Southerly lot line, as shown on dedicated plat. (Affects Lot 31)

6. Subject to a 20 foot public utilities easement along the Southerly lot line, as shown on dedicated plat. (Affects Lot 32)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co. the 16th day
of Oct A.D., 19 92 at 3:26 o'clock P M., and duly recorded in Vol. M92,
of Deeds on Page 24306.

Evelyn Biehn - County Clerk

By Debbie Mullendore

FEE \$35.00