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K-44652

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## STATUTORY WARRANTY DEED

JIMMIE WALLACE and JEAN WALLACE, husband and wife  
conveys and warrants to R. DOUGLAS TRAYNOR and LILLIAN M. HIGGINS, not as tenants in common, but with the right of survivorship, Grantor,  
the following described real property free of liens and encumbrances, except as specifically set forth herein:  
Lot 11 in Block 5 of WAGON TRAIL ACREAGES NO. 1, First Addition, according to  
the official plat thereof on file in the office of the County Clerk of Klamath  
County, Oregon. Grantee,

TAX ACCOUNT NO. 2309-1A-4700 KEY NO. 128230

This property is free of liens and encumbrances, EXCEPT: Covenants, conditions, restrictions  
and easements of record.

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 consideration for this conveyance is \$ 7,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 9th day of Nov. 1992.

Jimmie Wallace  
JIMMIE WALLACE

Jean Wallace  
JEAN WALLACE

STATE OF OREGON  
County of DESCHUTES } ss.

BE IT REMEMBERED, That on this 9th day of Nov., 1992, before me, the  
undersigned, a Notary Public in and for said County and State, personally appeared the within named  
JIMMIE WALLACE and JEAN WALLACE

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to  
me that THEY executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above  
written.

BONNIE C. WILKINS  
NOTARY PUBLIC - OREGON

My Commission Expires .....

Daniel C. Dickinson  
Notary Public for Oregon.  
My Commission expires JULY 27, 1993

Title Order No. ....  
Escrow No. 127460

After recording return to:

R. DOUGLAS TRAYNOR  
917 W. SHERWOOD BLVD.  
BIG BEAR CITY, CA 92314

Name, Address, Zip

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

R. DOUGLAS TRAYNOR  
917 W. SHERWOOD BLVD.  
BIG BEAR CITY, CA 92314

Name, Address, Zip

RETURN  
TO:

FIRST AMERICAN TITLE CO.  
Of Deschutes County  
P.O. BOX 323  
BEND, OREGON 97709

STATE OF OREGON.  
County of Klamath ss.

Filed for record at request of:

Klamath County Title Co  
on this 18th day of Nov A.D. 19 92  
at 11:25 o'clock A M. and duly recorded  
in Vol. M92 of Deeds Page 27368.  
Evelyn Biehn County Clerk  
By Daniel C. Dickinson Deputy.

Fee, \$30.00