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JAN 27 1993

WARRANTY DEED—STATUTORY FORM

INDIVIDUAL GRANTOR

Vol. 193 Page 1684

DUANE THOMPSON and GABRIELLE THOMPSON aka GABRIELLE TAYLOR

conveys and warrants to JACK D. CROSS and DONNA M. CROSS, 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 18, Block 1, WAGON TRAIL ACRES NO. 1, THIRD ADDITION, TRACT NO. 1136, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TAX ACCT NO. 2309 001B0 00700

(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 \$ 152,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 12th day of January, 1993

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.

DUANE THOMPSON

GABRIELLE THOMPSON aka GABRIELLE TAYLOR

STATE OF OREGON, County of Deschutes ) ss.

This instrument was acknowledged before me on January 12, 1993, by DUANE THOMPSON and GABRIELLE THOMPSON aka GABRIELLE TAYLOR

Notary Public for Oregon

My commission expires 12-11-93

## WARRANTY DEED

DUANE THOMPSON  
JACK D. CROSSGRANTOR  
GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

JACK D. CROSS  
DONNA M. CROSS  
53615 RIVERVIEW DR  
LAPINE, OR 97739

NAME, ADDRESS, ZIP

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

SAME AS ABOVE S11622CN  
Jack D. & Donna M. Cross  
53615 Riverview Dr  
Lapine, OR 97739

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 NAME TITLE Deputy

1. Reservations as contained in plat dedication of Wagon Trail Acreages No. 1, Third Addition.
2. Subject to terms and provisions of Wagon Trail Ranch Homeowners Association.
3. Conditions and restrictions, 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. Amended by instrument recorded January 5, 1977, in Volume M77, Page 207 and 210, Microfilm Records of Klamath County, Oregon.
4. Declaration of Wagon Trail Ranch, recorded August 30, 1972 in Volume M72, page 9766, Microfilm Records of Klamath County, Oregon, as set forth in Declaration establishing Wagon Trail Acreages No. 1, Third Addition, Tract No. 1136 and annexing it to Wagon Trail Ranch, subject to the terms and provisions thereof, filed by Brooks Resources Corporation, dated December 6, 1979, recorded December 11, 1979 in Volume M79, page 28494, Microfilm Records of Klamath County, Oregon.
5. Agreement relative to bridge across the Little Deschutes River as set out in instrument dated December 24, 1975 and recorded March 19, 1976 in Volume M76, page 4024, Deed Records of Klamath County, Oregon.
6. Easement, including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein.  
 As granted to: Midstate Electric Cooperative, Inc.  
 Recorded: November 5, 1981  
 Book/Page: M81, page 19298, Microfilm Records of Klamath County, Oregon.  
 For: Electric transmission and/or distribution lines
7. Easement, including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein.  
 As granted to: Midstate Electric Cooperative, Inc.  
 Recorded: November 5, 1981  
 Book/Page: M81, page 19306, Microfilm Records of Klamath County, Oregon  
 For: Electric transmission and/or distribution lines
8. Agreement, subject to the terms and provisions thereof,  
 Dated: October 21, 1981  
 Recorded: November 5, 1981  
 Volume: M81, page 19308, Microfilm Records of Klamath County, Oregon  
 Between: Midstate Electric Cooperative, Inc. and Brooks Resources Corporation
9. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 22nd day  
 of Jan. A.D., 19 93 at 2:50 o'clock P. M., and duly recorded in Vol. M93  
 of Deeds on Page 1684.

FEE \$35.00

Evelyn Biehn County Clerk

By Daniel S. Munn