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WARRANTY DEED

(Statutory Form)

MTC 29834

Vol. 93 Page 12411

GRANTOR: VICTOR SANTANGELO and MARIE SANTANGELO

CONVEYS AND WARRANTS TO

GRANTEE: RENE C. VERBRUGGE

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

Lot 8, Block 2 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.

SUBJECT TO:

1. The reservations and restrictions as contained in plat dedication, to wit: "Declares that fee title to all private ways, streets, roads, private recreational areas, semi-public recreational or service areas, leased scenic areas, and common areas shall remain in Brooks Resources Corporation to be conveyed to the Wagon Trail Ranch Homeowners Association under such terms and conditions as the Master Design may provide."
2. Subject to public utilities easement as disclosed by the plat of Wagon Trail Acreages No. 2. (Affects East lot line.)
3. Declarations, restraints, 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.
4. Levies and assessments subject to the terms and provisions thereof, of the Wagon Trail Ranch Homeowners Association.

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 \$ 20,000.00. However, if the actual consideration consists 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:

Victor Santangelo
Victor Santangelo

Marie Santangelo
Marie Santangelo

DATED: May 26, 1993

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

Grantee at: P. O. Box 779 - La Pine, Oregon 97739

STATE OF OREGON, County of Deschutes ss.
Date: May 26, 1993

Personally appeared the abovenamed
Victor Santangelo & Marie Santangelo
and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

Wanda L. Nalley
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES: 6/11/97

STATE OF OREGON, County of _____ ss.

Date: _____
Personally appeared _____, who being
sworn, stated that he/she is the _____
of grantor corporation and that this instrument was voluntarily signed and
sealed on behalf of the corporation. Before Me:

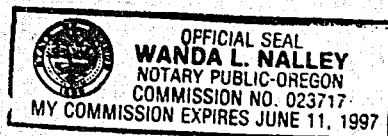
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES: _____

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Mountain Title co
on this 1st day of June A.D., 19 93
at 11:15 o'clock A.M. and duly recorded
in Vol. M93 of Deeds Page 12411
Evelyn Biehn County Clerk
By *Candace M. Henderson* Deputy.
Fee, \$30.00

NOTARY SEAL



NOTARY SEAL

AFTER RECORDING RETURN TO:

KEY TITLE COMPANY #27-19702K
P. O. Box 6178
Bend, Oregon 97708