

64537

## WARRANTY DEED

(Statutory Form)

MTC 30338

Vol. m93 Page 16926

GRANTOR: LEE GARL and SANDRA L. GARL

CONVEYS AND WARRANTS TO

GRANTEE: STEVE D. GARRETT and FRIEDA E. GARRETT, Husband and Wife

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

Lot 8, Block 9, WAGON TRAIL ACREAGES NO. 1, SECOND ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.  
Tax Account 2309-001C0-00900 and M-212142

## SUBJECT TO:

1. The terms and provisions of Wagon Trail Ranch Homeowners Association, as set forth in plat dedication.
2. A 25 foot utility easement across the Northeasterly corner of Lot 8 as shown on the dedicated plat.
3. Reservations and restrictions as contained in the dedication of plat of Wagon Trail Acreages No. 1, First Addition.
4. Reservations and restrictions for Wagon Trail Ranch recorded August 30, 1972 in Volume M72, page 9766 and recorded July 30, 1975 in Volume M75, page 8741, Microfilm Records of Klamath County, Oregon. Amended by instruments recorded January 5, 1977 in Book M77, page 207 and 210, Microfilm Records of Klamath County, Oregon.
5. An easement created by instrument recorded May 21, 1991 in Volume M91, page 9588, Microfilm Records of Klamath County, Oregon.

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 \$ 77,000.00 . 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: BY: Lee E. Garl BY: Sandra L. Garl

DATED: July 7, 1993

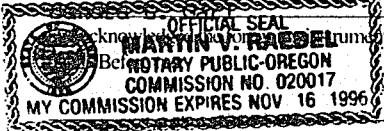
Until a change is requested, all tax statements shall be sent to the following address: Steve D. Garrett and Frieda E. Garrett, HC 76 Box 992, LaPine, OR 97739

STATE OF OREGON, County of Deschutes ss.Date: July 7, 1993Personally appeared the above named Lee Garl and

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:



to be their voluntary act and  
Martin V. Raedel

NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES: Nov. 16, 1996

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 14th day of July A.D., 19 93  
at 11:20 o'clock A M. and duly recorded  
in Vol. M93 of Deeds Page 16926.

Evelyn Biehn County Clerk

By Dauidine N. Henderson

Deputy.

Fee, \$30.00

NOTARY SEAL

NOTARY SEAL

AFTER RECORDING RETURN TO:

Key Title Company, Linda Ross  
P. O. Box 6178  
Bend, OR 97708