

66090

WARRANTY DEED

(Statutory Form)

Vol. m93 Page 19989

MTC 30619

GRANTOR: P. R. VAUGHN and CAROL L. VAUGHN

CONVEYS AND WARRANTS TO

GRANTEE: KATHLEEN C. HUGHAN and DONALD L. SAYER, as tenants in common, with right of survivorship
the following described real property free of encumbrances except as specifically herein:

Lot 21 in Block 3 of WAGON TRAIL ACREAGES 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.

SUBJECT TO:

1. Reservations as contained in plat dedication of Wagon Trail Acreages No. 1, Third Addition.
2. Subject to a 12 foot utility easement as shown on the dedicated plat.
3. Subject to terms and provisions of Wagon Trail Ranch Homeowners Association.

(See attached Exhibit A for additional Exceptions)

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 \$ 30,000.00. 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: P. R. Vaughn

Carol L. Vaughn
Carol L. Vaughn

DATED: August 8, 1993

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

Grantee at: HC 76, Box 1018 - La Pine, Oregon 97739

STATE OF OREGON, County of Klamath ss.Date: August 8, 1993

Personally appeared the above named

P. R. and Carol L. Vaughnand acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Wanda L. Nalley
NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES:

STATE OF OREGON, County of

Date:

Personally appeared

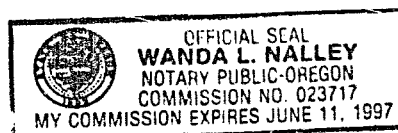
sworn, stated that he/she is the _____, who being
grantor/corporation and that this instrument was voluntarily signed and sealed on
behalf of the corporation. Before Me:

NOTARY PUBLIC FOR OREGON

MY COMMISSION EXPIRES:

(DON'T USE THIS SPACE:
RESERVED FOR RECORDING
LABEL IN COUNTIES WHERE USED.)

NOTARY SEAL



NOTARY SEAL

AFTER RECORDING RETURN TO:

KEY TITLE COMPANY #27-20234M
P. O. Box 6178
Bend, Oregon 97708

No.:

Warranty Deed
Vaughn/Hughan

EXHIBIT A -- Continued Exceptions

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, amended in Volume M77, page 207, Microfilm Records of Klamath County, Oregon and again in Volume M77, page 210, Microfilm Records of Klamath County, Oregon.

5. Right of way Easement, subject to the terms and provisions thereof;
Dated: October 21, 1981 Recorded: November 5, 1981
Volume: M81, page 19298, Microfilm Records of Klamath County, Oregon
In Favor Of: Midstate Electric Cooperative, Inc., a cooperative corporation
For: Electric line

6. 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
Vendor: Midstate Electric Cooperative, Inc., a cooperative corporation
Vendee: Brooks Resources

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 11th day
of Aug. A.D., 19 93 at 11:37 o'clock A M., and duly recorded in Vol. M93
of Deeds on Page 19989.

FEE \$35.00

Evelyn Biehn - County Clerk

By Dorinda J. Nuckland