

69621

MTC 31023  
WARRANTY DEED—STATUTORY FORM  
INDIVIDUAL GRANTOR

Vol. m 93 Page 26714

LESLIE J. STUTZMAN and SUZANNE STUTZMAN, as tenants by the entirety

conveys and warrants to HAROLD J. BLANCHARD and JOAN F. BLANCHARD, Husband and Wife, Grantor,

except as specifically set forth herein situated in Lot 5 in Block 1 of WAGON TRAIL ACRES NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

2309-001A0-02000

(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 \$ 13,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 28<sup>th</sup> day of Sept, 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.

LESLIE J. STUTZMAN

SUZANNE STUTZMAN

STATE OF OREGON, County of

This instrument was acknowledged before me on 9-28-93 by LESLIE J. STUTZMAN SUZANNE STUTZMAN

Notary Public for Oregon, ARIZONA  
My commission expires 12-31-94

## WARRANTY DEED

LESLIE J. STUTZMAN  
HAROLD J. BLANCHARDGRANTOR  
GRANTEEGRANTEE'S ADDRESS, ZIP  
After recording return to:HAROLD J. BLANCHARD  
JOAN F. BLANCHARD  
10637 E WRENWOOD LANE  
CLOVIS, CA 93611

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements  
shall be sent to the following address:HAROLD J. BLANCHARD  
10637 E WRENWOOD LANE  
CLOVIS, CA 93611  
S12566TL

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 1993, 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.

NAME

TITLE

By Deputy

1. 1993/94 Taxes, a lien not yet due and payable.

2. Declaration, restrictions, protective covenants and conditions for Wagon Trail Ranch, recorded in Volume M72, page 9766, Microfilm Records of Klamath County, Oregon.

Said covenants, conditions and restrictions were amended by instrument;

Recorded: January 5, 1977

Volume: M77, page 207, Microfilm Records of Klamath County, Oregon

Said covenants, conditions and restrictions were amended by instrument;

Recorded: January 5, 1977

Volume: M77, page 210, Microfilm Records of Klamath County, Oregon

3. A 10 foot utility easement as shown on dedicated plat.

4. Subject to provisions of Wagon Trail Homeowners Association.

5. Easement across Wagon Trail Road, as disclosed by instrument recorded in Volume 76, page 12797, Microfilm Records of Klamath County, Oregon.

6. Easements for utilities and fire protection as shown on the official plat of Wagon Trail Acreages No. 1.

7. Liens and assessments of the Wagon Trail Ranch Homeowners Association.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 13th day  
of Oct. A.D. 19 93 at 1:56 o'clock P.M., and duly recorded in Vol. M93  
of Deeds on Page 26714.

Evelyn Biehn - County Clerk

FEE \$35.00

By Pauline M. Mendenhall