

70076

10-21-93P01:13 RCVD

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

Vol. 93 Page 27536

ARTHUR W. HOLMES AND BARBARA E. HOLMES

conveys and warrants to GUY F. RUFF, SR. AND JACQUELINE RUFF, husband and wife, Grantor,

Grantee, the following described real property free of encumbrances
 except as specifically set forth herein situated in Lot 16 in Block 9 of PLAT NO. 1090, WAGON TRAIL ACRES NO. 1, SECOND ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TAX ACCT. NO. 2309 001CO 01700

(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 \$ 15,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 18th day of October, 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.

ARTHUR W. HOLMES

BARBARA E. HOLMES

STATE OF OREGON, County of Jackson

This instrument was acknowledged before me on October 18, 1993, by ARTHUR W. HOLMES BARBARA E. HOLMES

Notary Public for Oregon
 My commission expires 12/13/93

WARRANTY DEED

ARTHUR W. HOLMES
GUY F. RUFF, SR.GRANTOR
GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

GUY F. RUFF, SR.
JACQUELINE RUFF.

C/O Bend Office
 1195 NW Wall St.
 Bend, OR 97701

Until a change is requested, all tax statements
 shall be sent to the following address:
 GUY F. RUFF, SR.,

S12702KM

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

SS.

County of _____
 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.

NAME TITLE
 By _____ Deputy

1. Subject to the terms and provisions of Wagon Trail Ranch Homeowners Association, as set forth in plat dedication.

2. A 25 foot public utility easement along the rear lot line as shown on dedicated plat.

3. Subject to the reservations and restrictions as contained in the dedication of plat of Wagon Trail Acreages No. 1, First Additio, to wit:

"NOTE: Mobile homes permitted on lots except the following:

Lots 1 through 6, 12 through 19, 27 through 39, 44 and 45 in Block 6;
 Lot 1 in Block 7;
 Lots 1 and 10 through 15 in Block 8;
 Lots 1 through 3, 7 and 8 in Block 9.

4. Reservations and restrictions for Wagon Trail Ranch, 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

Volume: M72, page 9766, Microfilm Records of Klamath County, Oregon

Recorded: July 30, 1975

Volume: M75, page 8741, Microfilm Records of Klamath County, Oregon

Amended by instrument:

Recorded: January 5, 1977

Volume: M77, page 207 and 210, Microfilm Records of Klamath County, Oregon

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 21st day
 of Oct. A.D., 19 93 at 1:13 o'clock P M., and duly recorded in Vol. M93,
 of Deeds on Page 27596.
 Evelyn Biehn - County Clerk
 By Claudia Mulendore

FEE \$35.00