

70210

MTC 31301

Vol. m93 Page 27930

JACK D. KIDD AND JEANNETTE S. KIDD, as tenants by the entirety

conveys and warrants to FREDERICK S. RATH AND CAROL L. RATH, husband and wife, Grantor,

except as specifically set forth herein situated in Lot 38 in Block 6 of Plat No. 1090 of WAGON TRAIL ACRES NO. 1, SECOND ADDITION, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TAX ACCT. NO. 2309 001CO 05100

The property is free from encumbrances except (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) THOSE SHOWN ON THE REVERSE SIDE IF ANY

The true consideration for this conveyance is \$ 10,500.00 (Here comply with the requirements of ORS 93.030)

Dated this day of 19

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.

STATE OF OREGON, County of

This instrument was acknowledged before me on October 20, 1993, by JACK D. KIDD JEANNETTE S. KIDD

Notary Public for Oregon
My commission expires 12-23-93

WARRANTY DEED

JACK D. KIDD
FREDERICK S. RATH

GRANTOR
GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

FREDERICK S. RATH
CAROL L. RATH
89939 SPIERS LANE
EUGENE, OR 97402

NAME, ADDRESS, ZIP

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

FREDERICK S. RATH
89939 SPIERS LANE
EUGENE, OR 97402
512690KM

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of } ss.

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

By TITLE Deputy

1. Subject to a 20 foot public utility easement along the Northwesterly lot line as shown on dedicated plat.
2. Subject to the terms and provisions of Wagon Trail Ranch Homeowners Association as set forth in plat dedication.
3. Reservations and restrictions as contained in plat dedication of Wagon Trail Acreages No. 1, Second Addition, to wit:

"NOTE: Mobile Homes are permitted on Lots except the following: Lots 1 through 6, 12 through 18, 17 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. Declaration, restrictions, protective covenants and conditions for Wagon Trail Ranch recorded in Volume M72, page 9766, and Declaration subjecting Wagon Trail Acreages Number One, Second Addition to the Declarations, restrictions, protective covenants and conditions of Wagon Trail Ranch, recorded in Volume M75, page 8741, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 25th day
of Oct A.D., 19 93 at 1:16 o'clock P M., and duly recorded in Vol. M93
of Deeds on Page 27930.

Evelyn Biehn County Clerk

By *Quinn M. Henderson*

FEE \$35.00