

NL

70931

MTC 31086

Vol. m93 Page 29427

WARRANTY DEED—STATUTORY FORM

INDIVIDUAL GRANTOR

JAMES C. HARRISON and MARION E. HARRISON as tenants by the entirety

Grantor,
conveys and warrants to ELLIOTT L. FERGUSON and ANTOINETTE S. FERGUSON, Husband and WifeGrantee, the following described real property free of encumbrances
except as specifically set forth herein situated in Klamath County, Oregon to-wit:
Lots 36 and 37 in Block 6, WAGON TRAIL ACREAGES NUMBER ONE, SECOND ADDITION, according to
the official plat thereof on file in the office of the County Clerk of Klamath County,
Oregon

TAX #2309 001C0 05200 & 5300

The property is free from encumbrances except
THOSE SHOWN ON THE REVERSE SIDE IF ANY

The true consideration for this conveyance is \$ 16,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 15 day of Oct, 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.

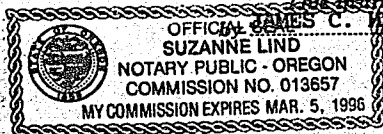
JAMES C. HARRISON

MARION E. HARRISON

STATE OF OREGON, County of Deschutes

This instrument was acknowledged before me on

Oct. 1, 1993

Suzanne Lind
Notary Public for Oregon
My commission expires March 5, 1996

WARRANTY DEED

JAMES C. HARRISON

GRANTOR

ELLIOTT L. FERGUSON

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

ELLIOTT L. FERGUSON

ANTOINETTE S. FERGUSON

PO BOX 1642

LAPINE, OR 97739

NAME, ADDRESS, ZIP

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

ELLIOTT L. FERGUSON

PO BOX 1642

LAPINE, OR 97739

S12609TL

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of } ss.

I certify that the within instrument was received for record on the
1 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

1000 29428

1. 1993/94 Taxes, a lien not yet due and payable.
2. Subject to the terms and provisions of Wagon Trail Ranch Homeowners Association as set forth in plat dedication.
3. Subject to reservations and restrictions as contained in dedication of plat of Wagon Trail Acreages No. 1, Second Addition, to wit:

3. Subject to reservations and restrictions, to wit:
Wagon Trail Acreages No. 1, Second Addition, to wit:

"NOTE: Mobile homes are permitted on lots except in the following: Lots 1 through 6, 12 through 18, 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."

... protective covenants and conditions for Wagon Trail
... subjecting Wagon Trail
... protective

4. Declarations, 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.

Amended by instruments recorded January 5, 1977 in Volume M77, at page 207 and page 210, Microfilm Records of Klamath County, Oregon.

Amended by instruments recorded January 3, 1971.
210, Microfilm Records of Klamath County, Oregon.
5. Subject to a 20 foot public utility easement along the Western most border of Lot 37 and the Southern most border of Lot 36 as disclosed by the official plat of Lot Trail Acreages NO. 1, Second Addition.

STATE OF OREGON: COUNTY OF KLAMATH: SS. Mountain

STATE OF OREGON: COUNTY OF KLAMATH: ss. _____ the 8th day
Filed for record at request of Mountain Title Co o'clock A M., and duly recorded in Vol. M93
of Nov. A.D., 19 93 at 10:23 on Page 29427.
of _____ Deeds _____ County Clerk
By Evelyn Biehn
Dee Dee Muelenaare

FEE \$35.00

STATE OF OREGON
County of _____
I certify that the within instrument was recorded for record on the _____ day of _____ 19____ at _____ M. and returned in book (leaf) volume No. _____ or as a separate instrument (separate recording) to _____ of _____ County Oregon
Witness my hand and seal of _____
CLERK

[illegible]