

MTG 31912
WARRANTY DEED
 (Statutory Form)

Vol. m94 Page 4521GRANTOR: **ROBERT D. DECATO and JANE E. DECATO**

CONVEYS AND WARRANTS TO

GRANTEE: **JOHN SCHILSTRA**

the following described real property free of encumbrances except as specifically set forth herein:

Lots 33, 34 and 43 in Block 6 of Tract No. 1090 **WAGON TRAIL ACREAGES #1, 2ND ADDITION**, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Subject to the terms and provisions of Wagon Trail Ranch Homeowners Association as set forth in plat dedication.
2. Subject to reservations and restrictions as contained in dedication of plat 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, 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."
3. 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.
4. Subject to a 20 foot public utility easement as shown on dedicated plat.

Tax Account Nos: 128953/128864 and 128873

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 \$ 6,500.00. 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: *Robert D. Decato*
Robert D. Decato*Jane E. Decato*
Jane E. DecatoDATED: 1-28-94

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

John Schilstra: 56332 Solar Dr., Bend, OR. 97707

STATE OF OREGON, County of Maricopa ss.
 Date: 1-28-94
 Personally appeared the above named Robert D. Decato
and Jane E. Decato
 and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

Jacqueline B. Zimach
 NOTARY PUBLIC FOR OREGON Arizona
 MY COMMISSION EXPIRES: My Commission Expires January 31, 1995

STATE OF OREGON, County of _____ ss.
 Date: _____
 Personally appeared _____, who being
 sworn, stated that he/she is the _____
 of 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: _____

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Mountain Title co

on this 9th day of Feb A.D. 19 94
 at 11:13 o'clock A M. and duly recorded
 in Vol. M94 of Deeds Page 4521

Evelyn Biehn County Clerk

By Douglas M. Hendon
Deputy

Fee, \$30.00

NOTARY SEAL

NOTARY SEAL

AFTER RECORDING RETURN TO:

Key Title Co.
 P O Box 6178
 Bend OR 97708

27-20890K