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KEY TITLE NO. 32724 ESCROW NO. TAX ACCT. NO. 27-21381. 129792 MAP #2309 01280 00800

statements to grantee herein. GRANTEE'S NAME AND ADDRESS:

RICHARD A. VALENTINE RQUYEXXXXQXXXXX 50816 Fawn Loop RANDONXXORXX93414X LaPine OR 97739

Until a change is requested send all tax

WARRANTY DEED -- STATUTORY FORM (INDIVIDUAL or CORPORATION)

FRANCIS LUM and SANDRA ANNE LUM Grantor,

conveys and warrants to:

RICHARD A. VALENTINE and CHERYL L. VALENTINE, husband and wife, Grantee,

the following described real property free of encumbrances except as

LOT 2 IN BLOCK 4 OF WAGON TRAIL ACREAGES NUMBER TWO, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON SUBJECT TO:

- 1. DECLARATIONS, RESTRICTIONS, PROTECTIVE COVENANTS AND CONDITIONS FOR WAGON TRAIL RANCH, RECORDED IN VOLUME M72, PAGE 9766, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON AND AMENDED BY INSTRUMENTS RECORDED JANUARY 5, 1977 IN VOLUME M77, PAGE 207 AND 210, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.
- 2. REGULATIONS, INCLUDING LEVIES, ASSESSMENTS, WATER AND IRRIGATION RIGHTS AND EASEMENTS FOR DITCHES AND CANALS OF WAGON TRAIL RANCH
- 3. SUBJECT TO A 12 FOOT PUBLIC UTILITIES EASEMENT ALONG WEST LOT LINE AND A 20 FOOT EASEMENT ALONG SOUTH LOT LINE AS SHOWN ON DEDICATED

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is 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 \$23,000.00 . However, if the the (indicate which) consideration. If grantor is a corporation, this has been signed by authority of the Board of Directors.

Dated this 29 th day of April , 1994;

STATE OF OREGON, County of

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This instrument was acknowledged before me on Lipsil 29

Motary Public for Oregon

TO CALIFORNIA

My commission expires: May 30,1995

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STATE OF OREGON: COUNTY OF KLAMATH:

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