

80535

05-05-94P01:36 RCVD

Vol. m94 Page 14268

After recording return to grantee herein.
Until a change is requested send all tax
statements to grantee herein.

KEY TITLE NO. 32724
ESCROW NO. 27-21381.
TAX ACCT. NO. 129792
MAP #2309 012B0 00800

GRANTEE'S NAME AND ADDRESS:

RICHARD A. VALENTINE
~~RICHARD A. VALENTINE~~ 50816 Fawn Loop
~~RICHARD A. VALENTINE~~ LaPine OR 97739

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
specifically set forth herein:

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
HOMEOWNER ASSOCIATION.
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
PLAT.

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 \$23,000.00. 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/whole of
the (indicate which) consideration. If grantor is a corporation, this has been
signed by authority of the Board of Directors.

Dated this 29th day of April, 1994;

GRANTOR(S):

X Francis Lum
FRANCIS LUM

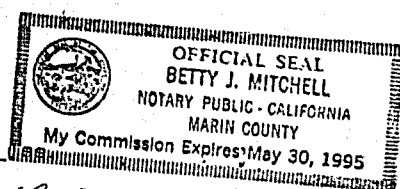
X Sandra Anne Lum
SANDRA ANNE LUM

CALIFORNIA
STATE OF OREGON, County of Marin

This instrument was acknowledged before me on April 29, 1994.
by FRANCIS LUM and SANDRA ANNE LUM

Betty J. Mitchell
Notary Public for Oregon
CALIFORNIA

My commission expires: May 30, 1995



KEY TITLE NO. 14268
BOOK NO. 14268
PAGE NO. 14268
FEE \$35.00

02-03-04901-36 RCVV

80222

14269

ORDERED BY THE CLERK OF THE COUNTY OF OREGON, IN THE COUNTY OF KLAMATH, THAT THE DEED BE RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY OF OREGON, IN THE COUNTY OF KLAMATH, AT THE CITY OF MEDFORD, OREGON, ON MAY 1, 1994, AT 1:36 P.M., AND DULY RECORDED IN VOL. 14268, ON PAGE 14268.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 5th day
of may A.D., 19 94 at 1:36 o'clock P M., and duly recorded in Vol. M94
of Deeds on Page 14268
FEE \$35.00
By Evelyn Biehn County Clerk
By *Dorlene Millender*

THIS DEED BEING THE FIRST OF ITS KIND IN THE COUNTY OF KLAMATH, OREGON, AND THE FIRST OF ITS KIND IN THE COUNTY OF OREGON, IN THE COUNTY OF KLAMATH, AT THE CITY OF MEDFORD, OREGON, ON MAY 1, 1994, AT 1:36 P.M., AND DULY RECORDED IN VOL. 14268, ON PAGE 14268.

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Dorlene Millender



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