

84557

07-20-94P03:04 RCVD

WARRANTY DEED - STATUTORY FORM

INDIVIDUAL GRANTOR

MTC 33-51

Vol. 1994 Page 22252

MARTY R. MARTIN

Grantor,

conveys and warrants to MICHAEL S. BARKER and TRACEY L. BARKER, Husband and Wife

Grantee, the following described real property free of encumbrances  
KLAMATH County, Oregon, to-wit:  
 except as specifically set forth herein situated in  
 Lot 10 in Block 9, WAGON TRAIL ACRES NO. 1, SECOND ADDITION, according to the official  
 plat thereof on file in the office of the County Clerk of Klamath County, Oregon

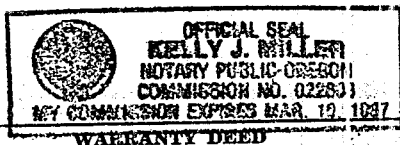
TAX # 2309 001CO 01100 Key #128677

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The property is free from encumbrances except THOSE SHOWN ON THE REVERSE SIDE IF ANYThe true consideration for this conveyance is \$45,000.00 (Here comply with the requirements of ORS 93.030)Dated this 18th day of July, 1994.

THIS INSTRUMENT WILL NOT AVOID 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.

MARTY R. MARTIN

STATE OF OREGON, County of Deschutes ss.This instrument was acknowledged before me on July 18, 1994,by MARTY R. MARTIN

Notary Public for Oregon

My commission expires 03/10/97

MARTY R. MARTIN

GRANTOR

MICHAEL S. BARKER

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

MICHAEL S. BARKER

TRACEY L. BARKER

52612 CENTER DR

LAPINE, OR 97739

NAME, ADDRESS, ZIP

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

MICHAEL S. BARKER

52612 CENTER DR

LAPINE, OR 97739

S13504TL

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of \_\_\_\_\_

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

TITLE

By \_\_\_\_\_ Deputy

SPACE RESERVED  
 FOR  
 RECORDER'S USE

22253

88258

1. 1994/95 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. A 20 foot public utility easement across rear of Lot 10 as shown on dedicated plat.
4. Subject to reservations and restrictions as contained in the dedication of plat of Wagon Trail Acreages No. 1, First Addition, to wit:

\*NOTE: Mobile homes permitted on lots except the following: Lots 1 through 6, 12 through 19, 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.

5. Reservations and restrictions for Wagon Trail Ranch, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, subject to the terms and provisions thereof, recorded August 30, 1972 in Volume M72, page 9766, and recorded July 30, 1973 in Volume M75, page 8741, Microfilm Records of Klamath County, Oregon.

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

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 20th day of July A.D., 19 94 at 3:04 o'clock P. M., and duly recorded in Vol. M94 of Deeds on Page 22252.

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline M. Henderson