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08-18-94P02:38 RCVD

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

KEY TITLE NO. 33615  
ESCROW NO. 27-21993  
TAX ACCT. NO. 128089  
MAP #

GRANTEE'S NAME AND ADDRESS:

ROBERT F. RISSEUW  
664 T. ST.  
SPRINGFIELD, OR

MTC 33615  
WARRANTY DEED -- STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

NEIL L. PERKINS, JR. AND ROBERTA D. PERKINS, TRUSTEES OF THE NEIL AND ROBERTA  
PERKINS REVOCABLE TRUST DATED FEBRUARY 22, 1991 Grantor,

conveys and warrants to:

ROBERT F. RISSEUW and MARILYN J. RISSEUW, husband and wife, Grantee,  
the following described real property free of encumbrances except as  
specifically set forth herein:

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE  
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 \$15,500.00. 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.

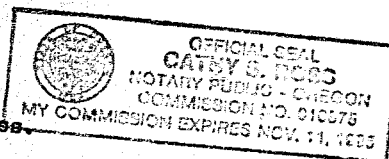
Dated this 12th day of August, 1994;

GRANTOR(S):

NEIL L. PERKINS JR., TRUSTEE

By X Neil L. Perkins Jr.

ROBERTA D. PERKINS, TRUSTEE

By X Roberta D. PerkinsSTATE OF OREGON, County of Deschutes

This instrument was acknowledged before me on Aug. 12, 1994,  
by NEIL L. PERKINS JR., TRUSTEE

Daryl Shm  
Notary Public for Oregon

My commission expires: 11-11-95STATE OF OREGON, County of Deschutes

This instrument was acknowledged before me on Aug 12, 1994,  
by ROBERTA D. PERKINS, TRUSTEE

Daryl Shm  
Notary Public for Oregon

My commission expires: 11-11-95

Lot 11 in Block 4 of Plat No. 1075, WAGON TRAIL ACRES NO. 1, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1. a. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
- b. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. a. Easements, liens, encumbrances, interests or claims thereof which are not shown by any public records.
- b. Any facts, right, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession hereof.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
4. a. Unpatented mining claims.
- b. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
- c. Water rights, claims or title to water:  
whether or not the matters excepted under (a), (b), or (c) are shown by public record
5. Any lien or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes for the fiscal year 1994-1995, a lien not yet due and payable.  
Account No: 2309-001A0-05900      Key No: 128089  
Code No: 051
7. Subject to the reservations and restrictions as contained in the dedicated plat of Wagon Trail Acres No. One First Addition, as on file in the office of the County Clerk of Klamath County, Oregon.
8. Wagon Trail Ranch Homeowners Association, subject to the terms and provisions thereof, as set forth in plat dedication.
9. Covenants, conditions and restrictions, 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, Microfilm Records of Klamath County, Oregon, and amended by instruments recorded January 5, 1977 in Volume M77, page 207, and Volume M77, page 210, all Microfilm Records of Klamath County, Oregon.
10. Subject to a public utility easement along East lot line as shown on dedicated plat.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 18th day  
of Aug A.D., 19 94 at 2:38 o'clock P M., and duly recorded in Vol. M94  
of Deeds on Page 25671  
Evelyn Biehn - County Clerk  
By Dorlene Mullins

FEE \$35.00