FORM No. 963 - WARRANTY DEED - STATUTORY FORM (Individual Grantor). SG21308-18-94P02:38 RCV WARRANTY DEED-STATUTORY FORM STEVENS NESS LAW PUBLISHING CO., PORT Vol. m94 Page 25673 INDIVIDUAL GRANTOR NEIL L. PERKINS. JR. AND ROBERTA D. PERKINS. TRUSTEES OF THE NEIL AND ROBERTA PERKINS. conveys and warrants to LANCE M. BURGEY AND YOLANDA A. BURGEY, husband and wife Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in ______ KIAMATH______ County, Oregon, to-wit: Lot 9, Block 9, WAGON TRAIL ACREAGES, NO. 1, SECOND ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. to sale to notsetheb out it benission as anotheringer bus and THE MERIDIA MARKET I LET 1. A descript a sace quite of lot and descripted in Fairland TAX ACCT. NO. 2309-001C0-01000 (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) The property is free from encumbrances except THOSE SHOWN ON THE REVERSE SIDE IF ANY I Enclassing pulsation and draws iterationed to another the second to a social terms of The second press and the second for the second for the second second second second second second second second CONTRACTOR OF AND CONVEYING IS A SAME AND CONTRACTOR (THERE COMPLY WITH THE REQUIREMENTS OF OKS 93.030) A THE BECOR HE LEADER A. Dated this 11th day of August , 19 94 NEIL AND ROBERTA PERKINS REVOCABLE TRUST Dated this ______ day of ______ THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS DEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE BY: NEIL D'PERKINS; JR., TRUSTER PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY ORS 30930. BY: ROBERTA D. PERKINS, TRUSTER BY: ROBERTA D. PERKINS, TRUSTER STATE OF OREGON, County of ____ Deschutes _____) ss. This instrument was acknowledged before me onAugust 11 OFFICE NEIL L. PERKINS, JR. ROBERTA D. PERKINS, Trustees J. BOLI THE NEIL AND ROBERTA PERKINS REVOCABLE TRUST KOTARY PUBLIC OFFICEN COMMENSATION NO. CERTION COMMENSION EXPRESSION TO THEFT Notary Public for Oregon 101 10 10 30 - CAO US 10- 1 1 20 En 20 -My commission expires ____03/10/97 WARRANTY DEED NEIL AND ROBERTA PERKINS REVOCABLES STATE OF OREGON. LANCE M. BURGEY 88. County of I certify that the within instru-GRANTEE'S ADDRESS, ZIP After recording return to: ment was received for record on the LANCE M. BURGEY YOLANDA A. BURGEY SPACE RESERVED in book/reel/voluine No...... on PO BOX 276 FOR COOS BAY, OR 97420 page or as fee/file/instru-RECORDER'S USE ment/microfilm/reception No...... Record of Deeds of said County. Until a change is requested, all tax statements shall be sent to the following address: Witness my hand and seal of LANCE M. BURGEY County affixed. PO-BOX-276 COOS BAY, OR 97429 S13578KH NAME TITLE NAME. ADDRESS. ZIP By _____ Deputy

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AND MAREPTA D. PERMINS. TRUSTERS OF THE MILL AND PORCHTA PETRICAS 100 IFERMAN IC. 1001 etty bue buedand. YSDENS A ACUALCY GUA VID. H 0.301 1. 1994/95 Taxes, a lien not yet due and payable.

2. Subject to the terms and provisions of Wagon Trail Ranch Homeowners Association,

3. A 20 foot public utility easement over the Northerly 10 feet of Lot 9, as shown on dedicated plat.

WHER INCOMES HER TRACTORIES BUTTING

4. Subject to reservations and restrictions as contained in the 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 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, Microfilm Records of Klamath County, Oregon. Amended by instrument recorded January 5, 1977 in Volume M77, page 207, Microfilm records of Klamath County. Oregon and by instrument recorded January 5, 1977 in Volume M77, Page 210, Microfilm Records of Klamath County, Oregon.

6. Declaration subjecting Wagon Trail Acreages No. 1, Second Addition to the Declaration, Restrictions, Protective covenants and conditions of Wagon Trail Ranch, subject to the terms and provisions thereof; Recorded: July 30, 1975 Volume: M75, page 8741, Microfilm Records of Klamath County, Oregon. A STATE OF A

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of	Mountain Title Co the day
of <u>Aug</u> A.D., 19	<u>94</u> at 2:38 o'clock P M., and duly recorded in Vol. M94
of	Deeds on Page 25673
	Evelyn Biehn - County Clerk
FEE \$35.00	By Dauline Mullindore

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