

86213 08-18-94 P02:38 RCVD

WARRANTY DEED - STATUTORY FORM
INDIVIDUAL GRANTOR

Vol. m 94 Page 25673

NEIL L. PERKINS, JR. AND ROBERTA D. PERKINS, TRUSTEES OF THE NEIL AND ROBERTA PERKINS REVOCABLE TRUST DATED FEBRUARY 22, 1991
conveys and warrants to LANCE M. BURGEY AND YOLANDA A. BURGEY, husband and wife, Grantor,

except as specifically set forth herein situated in Klamath County, Oregon, to-wit:
Lot 9, 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 ACCT. NO. 2309-001CO-01000

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The property is free from encumbrances except THOSE SHOWN ON THE REVERSE SIDE IF ANY

The true consideration for this conveyance is \$8,900.00 (Here comply with the requirements of ORS 93.030)

Dated this 11th day of August, 1994 NEIL AND ROBERTA PERKINS REVOCABLE TRUST

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.

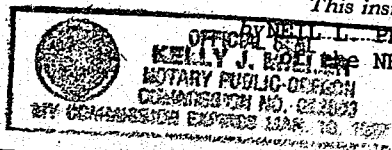
BY: NEIL L. PERKINS, JR., Trustee

BY: ROBERTA D. PERKINS, Trustee

STATE OF OREGON, County of Deschutes

This instrument was acknowledged before me on August 11, 1994, by NEIL L. PERKINS, JR. ROBERTA D. PERKINS, Trustees

NEIL AND ROBERTA PERKINS REVOCABLE TRUST

Notary Public for Oregon
My commission expires 03/10/97

WARRANTY DEED

NEIL AND ROBERTA PERKINS REVOCABLE TRUST
LANCE M. BURGEY GRANTOR

GRANTEE'S ADDRESS, ZIP

After recording return to:

LANCE M. BURGEY

YOLANDA A. BURGEY

PO BOX 276

COOS BAY, OR 97420

NAME, ADDRESS, ZIP

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

LANCE M. BURGEY

PO BOX 276

COOS BAY, OR 97420

S13578KH

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of } ss.

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

25674.

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 over the Northerly 10 feet of Lot 9, as shown on dedicated plat.

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.

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 25673.

FEE \$35.00

Evelyn Biehn - County Clerk

By Catherine Mullins