

86606

011-21-94A09-10 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. 33653
ESCROW NO. 27-21980
TAX ACCT. NO. 129818
MAP #

GRANTEE'S NAME AND ADDRESS:

MORTON NIELSEN
22758 S. FERGUSON RD.
BEAVER CREEK, OR 97004

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

BRUCE C. MANZER and SUSAN K. H. MANZER Grantor,

conveys and warrants to:

MORTON NIELSEN and MARTHA NIELSEN, 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 \$20,000.00. 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/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 12 day of AUGUST, 1994;

GRANTOR(S):

BRUCE C. MANZER

as

SUSAN K. H. MANZER

as

STATE OF CALIFORNIA, County of Orange ss.

This instrument was acknowledged before me on AUGUST 12, 1994,
by BRUCE C. MANZER

Fatemeh Tajalli
Notary Public for Oregon

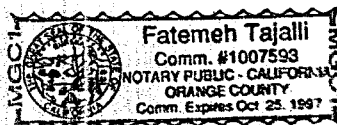
My commission expires: OCT 25, 1997

STATE OF CALIFORNIA, County of Orange ss.

This instrument was acknowledged before me on AUGUST 12, 1994,
by of SUSAN K. H. MANZER

Fatemeh Tajalli
Notary Public for Oregon

My commission expires: OCT 25, 1997



Lot 4, Block 4, 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. 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 thereof.
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: 2309-012B0-01100 Key No: 129818
Code No: 051

7. Subject to reservations and restrictions as contained in plat dedication, to wit:

"Declares that fee title to all private ways, streets, roads, private recreational areas, semi-public recreational or service areas, leased scenic areas, and common areas shall remain in Brooks Resources Corporation to be conveyed to the Wagon Trail Ranch Homeowners Association under such terms and conditions as the Master Design may provide."

8. Subject to public utilities easement as disclosed by the plat of Wagon Trail Acreages No. 2. (Affects West, North and East lot lines)

9. 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.

10. Levies and assessments subject to the terms and provisions thereof, of the Wagon Trail Ranch Homeowners Association.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ Mounted in Title co _____ the _____ 24th _____ day
of _____ Aug _____ A.D., 19 94 at 9:10 o'clock AM, and duly recorded in Vol. M94
of _____ Deeds _____ on Page 26256.

FILE \$35.00

Evelyn Biehn County Clerk
By Carolene M. Henderson