

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

KEY TITLE NO. K-47354
ESCROW NO. 27-22414
TAX ACCT. NO. P128150
MAP #

GRANTEE'S NAME AND ADDRESS:

DONALD A. HANSON ET UX
20705 SW DELINE
ALOHA, OR 97007

K-47354
WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

DONALD G. HEALEY and MARILYN C. HEALEY Grantor,

conveys and warrants to:

DONALD A. HANSON and LONDA L. HANSON, 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 \$8,875.00. 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 28th day of December, 1994.

GRANTOR(S):

Donald G. Healey
DONALD G. HEALEY

Marilyn C. Healey
MARILYN C. HEALEY

STATE OF WASHINGTON County of Pierce ss.

This instrument was acknowledged before me on Dec. 28, 1994,
by DONALD G. HEALEY and MARILYN C. HEALEY

Frank Meza Notary Public for Oregon

(F) My commission expires: 8/17/98



EXHIBIT "A"

LOT 7, BLOCK 5, 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. EASEMENTS FOR UTILITIES AND FIRE PROTECTION AS SHOWN ON THE PLAT OF WAGON TRAIL ACRES NUMBER ONE FIRST ADDITION AND RESERVATIONS CONTAINED ON SAID PLAT AS FOLLOWS: "... THAT FEE TITLE TO ALL COMMON AREAS, STREETS, PRIVATE WAYS, ROADS, PRIVATE RECREATIONAL AREAS, SEMI-PUBLIC RECREATIONAL OR SERVICE AREAS, AND LEASED SCENIC AREAS SHALL REMAIN IN BROOK RESOURCES CORPORATION TO BE CONVEYED TO THE WAGON TRAIL RANCH HOMEOWNERS ASSOCIATION UNDER SUCH TERMS AND CONDITIONS AS THE MASTER DESIGN MAY PROVIDE."
2. DECLARATION, RESTRICTIONS, PROTECTIVE COVENANTS AND CONDITIONS FOR WAGON TRAIL RANCH RECORDED AUGUST 30, 1972, VOLUME M72, PAGE 9766, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, AND AMENDED BY INSTRUMENTS RECORDED JANUARY 5, 1977 IN VOLUME M77, PAGE 207, AND RECORDED JANUARY 5, 1977 IN VOLUME M77, PAGE 210, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 4th day of Jan A.D., 19 75 at 2:59 o'clock P M. and duly recorded in Vol. M95 of deeds on Page 257.

FEE \$35.00

Bernetha G. Letsch County Clerk

By Debbie M. Hallen