

93658

01-17-95P01:42 RCVD

Volume 95 Page 1072

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

KEY TITLE NO. 34559
ESCROW NO. 10-15118
TAX ACCT. NO. 127963
MAP #2309-001A0-07900

GRANTEE'S NAME AND ADDRESS:

ROBERT A. MCEUIN
17130 SW AUGUSTA LANE
ALOHA, OR 97006

MTC 34559
WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

JACQUES J. BERGMANS, an individual Grantor,
conveys and warrants to:

ROBERT A. MCEUIN and DARLEEN MCEUIN, 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 \$12,100.00. 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 11 day of January, 1995.

GRANTOR(S):

Jacques J. Bergmans
JACQUES J. BERGMANS

STATE OF OREGON, County of Benton) ss.

This instrument was acknowledged before me on 1-11, 1995,
by JACQUES J. BERGMANS

Robert M. Adams

Notary Public for Oregon

My commission expires: 4/30/96

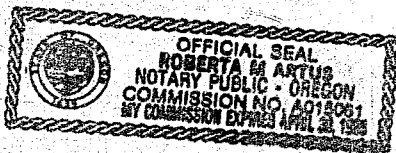


EXHIBIT "A"

Lot 21, Block 4, WAGON TRAIL ACREAGES, NUMBER ONE, FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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.

SPECIAL EXCEPTIONS

6. Subject to the reservations and restrictions as contained in the dedicated plat of Wagon Trail Acreages No. One, First Addition, as on file in the office of the County Clerk of Klamath County, Oregon.
7. Wagon Trail Ranch Homeowners Association, subject to the terms and provisions thereof, as set forth in plat dedication.
8. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status 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.
9. Public utilities easements as shown on dedicated plat.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 17th day
of Jan A.D. 19 95 at 1:42 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 1072

Bernetha G. Letsch County Clerk

FEE \$35.00

By Dorlene Mullenbach