

AT # 0404290

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ANTONIO B. GRANZOTTO

in consideration of FIFTEEN THOUSAND Dollars,  
 paid by the Grantee JERRY ANDERSON and LINDA ANDERSON, hereby grant, bargain, sell and convey unto husband and wife

Grantee B. the following described real property situate in the County of KLAMATH and State of Oregon, to wit:

Lot 16, Block 4, WAGON TRAIL ACRES LOTS NUMBER ONE FIRST ADDITION, in the County of Klamath, State of Oregon.

To Have and to Hold the granted premises unto the said Grantee B. their Heirs and Assigns forever.  
 And the Grantor do covenant that he lawfully seized in fee simple of the above granted premises free from all encumbrances, SEE ATTACHED

and that he will and his heirs, executors and administrators, shall warrant and forever defend the granted premises against the lawful claims and demands of all persons except as above stated.  
 Witness hand and seal this 17th day of February, 19 95

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

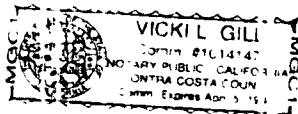
Antonio B. Granzotto (SEAL)  
ANTONIO B. GRANZOTTO (SEAL)

## NOTARY ACKNOWLEDGEMENT

STATE OF California 19 Feb 17 19 95  
 COUNTY OF Costa Costa  
 Personally appeared the above named Antonio B. Granzotto  
 and acknowledged the foregoing instrument to be his voluntary act.

Before me:

Vicki L. Gill VICKI L. GILL, NOTARY PUBLIC  
 Notary Public for California  
 My commission expires 4-5-98



UNLESS A CHANGE IS REQUESTED ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

JERRY ANDERSON  
 21890 S 99 E #18  
 CAMBY, OR 97013

Return to

JERRY ANDERSON  
 21890 S 99 E #18  
 CAMBY, OR 97013

STATE OF OREGON

County of \_\_\_\_\_ } ss.

I certify that the within instrument was received for record on \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ and was recorded in Book \_\_\_\_\_ Page \_\_\_\_\_ Record of Deeds of said county.

Recorder of Conveyances

## WARRANTY DEED (EXCEPTIONS)

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1. This property lies within and is subject to the levies and assessments of the First Patrol District.

2. Conditions, Restrictions, Easements and Assessments, as shown on the recorded plat of Wagon Trail Acreages Number One First Addition.

3. Easement as shown on the plat:

For: Public utilities easement over the easterly 10 feet

4. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Wagon Trail Ranch Homeowners Association.

5. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:

Recorded: August 30, 1972

Book: M-72

Page: 9766

As amended by instrument:

Recorded: January 5, 1977

Book: M-77

Page: 107

Fee No: 11768

As amended by instrument:

Recorded: January 5, 1977

Book: M-77

Page: 110

Fee No.: 11769

STATE OF OREGON COUNTY OF KLAMATH ss.

Filed for record at request of Aspen Title & Escrow the 24th day  
of Feb A.D. 19 95 a 3:02 o'clock P M., and duly recorded in Vol. M95  
of Deeds on Page 4217

Bernetha G. Letsch, County Clerk

FEE \$35.00

By G. M. Miller