



STATUTORY WARRANTY DEED

---MICHAEL L. FASSETT and DEBORAH FASSETT, husband and wife---

_____, Grantor,
conveys and warrants to ---RALPH F. WILLIAMS--- _____, Grantee.

the following described real property free of liens and encumbrances, except as specifically set forth herein:

---The North Half (N 1/2) of Tract Seven (7), WAGON TRAIL ACREAGES, more particularly described as follows: The North One-Half of the East One-Half of the Southeast One-Quarter of the Northeast One-Quarter (N 1/2 E 1/2 SE 1/4 NE 1/4) of Section Twelve (12), Township Twenty-three (23) South, Range Nine (9), East of the Willamette Meridian, Klamath County, Oregon. ---

This property is free of liens and encumbrances, EXCEPT:

1. Easements existing and of record and the right to use any limited river recreation areas created by Grantor in Wagon Trail Ranch and ditch as presently lies North-South approximately 30' from easterly boundary of Tract No. 7.
2. An easement along the Westerly 30.00 feet of the Northerly 662.04 feet of the above described tract of land for the construction and operation of a public road and public utilities.
3. Those permitted by Grantee.

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.

The true consideration for this conveyance is \$ 10,000.00 (fulfillment of contract) (Here comply with the requirements of ORS 93.030)DATED this 2 day of December 19 88.Michael L. Fassett
Michael L. FassettDeborah L. Fassett
Deborah FassettSTATE OF OREGON, County of Deschutes ss.

CORPORATE ACKNOWLEDGMENT

STATE OF OREGON, County of _____ ss.

The foregoing instrument was acknowledged before me this 5th day of December 19 88 by Michael L. Fassett and Deborah Fassett, husband and wife

The foregoing instrument was acknowledged before me this _____ day of _____ 19 _____ by _____ and _____ of _____, a corporation, on behalf of the corporation.

Gerald J. Sherman
Notary Public for Oregon
My commission expires: 8-4-90

Notary Public for Oregon
My commission expires: _____

SEAL

Title Order No. _____
Escrow No. _____After recording return to:
Ralph F. Williams4700 B NE ST JAMES
VANCOUVER, WA 98663
NAME, ADDRESS, ZIP

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

SAME

NAME, ADDRESS, ZIP

TI 96 - 9/85

THIS SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

on this 19th day of April A.D. 19 95
at 1:30 o'clock P M. and duly recorded
in Vol. M95 of Deeds Page 9848

Bernetha G. Leisch County Clerk

By Speth Deputy

Deputy.

Fee, \$30.00