

99781

05-10-95P03:39 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: K-47955
ESCROW NO: 27-23079
TAX ACCT. NO: R129792
MAP NO:

GRANTEE'S NAME AND ADDRESS:

KEVIN NEVILLE SINK ET UX
~~101/0000000/00/ HC 76 BOX 969~~
~~SEVAK/00/000000 LAPINE OR 97739~~

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

RICHARD A. VALENTINE and CHERYL L. VALENTINE Grantor,

conveys and warrants to:

KEVIN NEVILLE SINK and LISA KAREN SINK, 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 \$25,500.00 . 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 5 day of May, 1995.

GRANTOR(S):

Richard A. Valentine
RICHARD A. VALENTINE

Cheryl L. Valentine
CHERYL L. VALENTINE

STATE OF OREGON, County of Deschutes) ss.

This instrument was acknowledged before me on May 5th, 1995,
by RICHARD A. VALENTINE and CHERYL L. VALENTINE

Notary Public
Notary Public for Oregon

My commission expires: 06-28-98

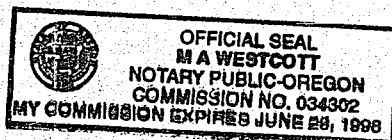


EXHIBIT "A"

LOT 2, 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. RESERVATIONS CONTAINED ON THE PLAT OF WAGON TRAIL ACREAGES NO. 2, AS FOLLOWS: "...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 PLAN MAY PROVIDE."
2. SUBJECT TO A 12 FOOT PUBLIC UTILITY EASEMENT ALONG THE WEST LOT LINE AND A 20 FOOT EASEMENT ALONG THE SOUTH LOT LINE AS SHOWN ON THE DEDICATED PLAT OF WAGON TRAIL ACREAGES NUMBER TWO.
3. DECLARATION, RESTRICTIONS, PROTECTIVE COVENANTS AND CONDITIONS FOR WAGON TRAIL RANCH DATED AUGUST 30, 1972 AND RECORDED AUGUST 30, 1972 IN VOLUME M72, PAGE 9766, DEED RECORDS OF KLAMATH COUNTY, OREGON, AND AMENDMENTS THERETO DATED DECEMBER 30, 1976 AND RECORDED JANUARY 5, 1977 IN VOLUME M77, PAGE 207, AND DATED DECEMBER 30, 1976 AND RECORDED JANUARY 5, 1977 IN VOLUME M77, PAGE 210, DEED RECORDS OF KLAMATH COUNTY, OREGON.
4. LIENS AND ASSESSMENTS OF WAGON TRAIL RANCH HOMEOWNERS ASSOCIATION.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 10th day
of May A.D., 19 95 at 3:39 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 12143.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Douglas Mulendore