

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

KEY TITLE NO: K-47917  
ESCROW NO: 27-23030  
TAX ACCT. NO: 128739  
MAP NO:

GRANTEE'S NAME AND ADDRESS:

ROBERT WILLIAMS ET UX  
110 SW 5TH ST.  
GRESHAM, OR 97080-9371

WARRANTY DEED -- STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

CHARLES WARREN HAGOOD Grantor,

conveys and warrants to:

ROBERT WILLIAMS and SHARON WILLIAMS, husband and wife, Grantee,

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

LOT 20 IN BLOCK 6 OF WAGON TRAIL ACREAGES NUMBER ONE, SECOND ADDITION,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE  
COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO:

1. RESERVATIONS AND RESTRICTIONS AS CONTAINED IN THE DEDICATION FOR  
WAGON TRAIL ACREAGES NO. 1 SECOND ADDITION, AS FOLLOWS: "...DECLARES  
THAT FEE TITLE TO ALL PRIVATE WAYS, STREETS, ROADS, PRIVATE  
RECREATIONAL AREAS, SEMI-PUBLIC RECREATIONS 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 DESIGN  
MAY PROVIDE."
2. DECLARATION, RESTRICTIONS, PROTECTIVE COVENANTS AND CONDITIONS FOR  
WAGON TRAIL RANCH, RECORDED AUGUST 30, 1972 IN VOLUME M72, PAGE  
9766, DEED RECORDS OF KLAMATH COUNTY, OREGON, AS PROVIDED IN  
DECLARATION SUBJECTING WAGON TRAIL ACREAGES NUMBER 1 SECOND ADDITION  
TO THE DECLARATIONS, RESTRICTIONS, PROTECTIVE COVENANTS AND  
CONDITIONS OF WAGON TRAIL RANCH, RECORDED JULY 30, 1975 IN VOLUME  
M75, PAGE 8741, DEED RECORDS OF KLAMATH COUNTY, OREGON. AS AMENDED  
BY INSTRUMENTS RECORDS JANUARY 5, 1977 IN VOLUME M77, PAGE 207 AND  
VOLUME M77, PAGE 210, DEED RECORDS OF KLAMATH COUNTY, OREGON.

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 \$9,950.00 . 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<sup>th</sup> day of May, 1995.

GRANTOR(S):

X Charles Warren Hagood  
CHARLES WARREN HAGOOD

STATE OF OREGON, County of \_\_\_\_\_) ss.

This instrument was acknowledged before me on \_\_\_\_\_, 1995,  
by CHARLES WARREN HAGOOD

05-15-95P01:24 RCVD

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF California  
 COUNTY OF Contra Costa } SS.

On May 5, 1995 before me, the undersigned, a Notary Public in and for said State personally appeared Charles Warren Haggood  
 Name(s) of Signer(s)

☐ Personally known to me OR ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Witness my hand and official seal.

Terri G. Chapman  
 Signature of Notary

Terri G. Chapman  
 Name (Typed or Printed)

(This area for official notarial seal)

## Capacity Claimed by Signer

## Description of Attached Document

- ☒ Individual(s)  
☐ Corporate Officer(s) - Title(s) \_\_\_\_\_  
 \_\_\_\_\_  
☐ Partner(s)  
☐ Attorney-In-Fact  
☐ Trustee(s)  
☐ Guardian/Conservator  
☐ Other: \_\_\_\_\_

This certificate must be attached to the document described below:

Title or type of document Warranty Deed - Statutory Form

Number of Pages 1

Date of Document 5/5/95

Signer(s) Other than Named Above N/A

## Signer is Representing:

Name of person(s) or Entity(ies)  
 \_\_\_\_\_  
 \_\_\_\_\_

## ATTENTION NOTARY

Although the information requested above is optional, it could prevent fraudulent attachment of this certificate to another document.

SAV-191A (3/94)

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of \_\_\_\_\_ the 15th day of May, A.D., 19 95 at 1:24 o'clock P M., and duly recorded in Vol. M95 of Deeds on Page 12535.

FEE \$35.00

Bernetha G. Letsch, County Clerk  
 By Bernetha G. Letsch