



STATUTORY WARRANTY DEED

WENDY PIANTEDOSI, formerly known as WENDY ELIZABETH WYMAN

conveys and warrants to HENRY G. KETSDEVER, Grantor,

the following described real property free of liens and encumbrances, except as specifically set forth herein: Lot 6 in Block 4 of Wagon Trail Acreages No. One, Tract No. 1056 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Grantee,

Tax Map No. 2309-1A-6400)

This property is free of liens and encumbrances, EXCEPT: AS SET FORTH ON THE REVERSE HEREOF

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 \$ 9,450.00 (Here comply with the requirements of ORS 93.030)

Dated this 3 day of Aug, 19 95.

Wendy E. Piantodosi
WENDY PIANTEDOSI

STATE OF ~~OREGON~~ Arizona
County of Maricopa } ss.

BE IT REMEMBERED, That on this 3rd day of August, 19 95, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named WENDY PIANTEDOSI

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that SHE executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Michele L. Greenwald
Notary Public for Oregon.
My Commission expires 12-27-97 Arizona

Title Order No. _____
Escrow No. 9540064

After recording return to:
First American Title Co.
P. O. Box 4620
Sunriver, OR 97707
Name, Address, Zip

Until a change is requested all tax statement shall be sent to the following address.
HENRY G. KETSDEVER
3103 Jackson S.E.
Albany, OR 97321
Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

SUBJECT TO:

1. Easements for utilities and fire protection as shown on the plat of Wagon Trail Acreages No. One, Tract 1056, and reservations shown on said plat as follows: "...that fee title to all common areas, streets, private ways, roads, private recreational areas, semi-public recreational or service areas, leased scenic 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. Liens and assessments of Wagon Trail Ranch Property Owners Association.
3. Declaration, Restrictions, Protective Covenants and Conditions for Wagon Trail Ranch, recorded August 30, 1972, in Volume M72 page 9766, as amended by Declarations, recorded January 5, 1977, in Volume M77 page 207 and 210, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 23rd day
 of Aug A.D., 19 95 at 10:17 o'clock A M., and duly recorded in Vol. M95,
 of Deeds on Page 22647.

By Bernetha G. Letsch County Clerk
[Signature]

FEE \$35.00