

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

KEY TITLE NO: K-48372  
ESCROW NO: 27-23579  
TAX ACCT. NO: R127570  
MAP NO:

GRANTEE'S NAME AND ADDRESS:

ELLEN E. WEDUM  
1150 W. FIRST ST.  
RENO, NV 89503-5538

After Recording Return to:  
Key Title Company  
162 NW Greenwood Ave.  
P.O. Box 6178  
Bend, Oregon 97708

WARRANTY DEED -- STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

FLOYD E. BURKS Grantor,

conveys and warrants to:

ELLEN E. WEDUM, Grantee,

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

LOT 2, BLOCK 2, WAGON TRAIL ACREAGES NO. 1, ACCORDING TO THE OFFICIAL  
PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH  
COUNTY, OREGON

SUBJECT TO:

1. TAXES FOR THE YEAR 1995-96 ARE NOW A LIEN BUT NOT YET PAYABLE.
2. EASEMENT FOR UTILITIES AND FIRE PROTECTION AS SHOWN ON THE PLAT  
OF WAGON TRAIL ACREAGES NUMBER ONE 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 DESIGN MAY PROVIDE."
3. DECLARATIONS, 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 AMENDED BY  
INSTRUMENTS RECORDED JANUARY 5, 1977 IN VOLUME M77, PAGE 207  
AND 217, 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 \$60,000.00. 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 1ST day of SEPTEMBER, 1995.

GRANTOR(S):

Floyd E. Burks  
FLOYD E. BURKS



STATE OF OREGON, County of DESCHUTES ) ss.

This instrument was acknowledged before me on 9-1, 1995,  
by FLOYD E. BURKS

Karin Lea

My commission expires: 05-05-96

25525-1

00-51-25411-11 RCVD

25525-A

KEY TITLE NO. 25525-1  
ON RECORD NO. 25525-1  
ON TADA NAT. NO. 25525-1  
ON LAM

limited liability company  
and its subsidiaries  
and its subsidiaries

NOTARIAL PUBLIC  
(NOTARIAL PUBLIC)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 21st day  
of September A.D., 19 95 at 11:11 o'clock A. M., and duly recorded in Vol. M95  
of Deeds on Page 25525.

FEE \$35.00

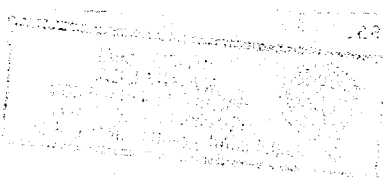
Bernetha G. Letsch, County Clerk  
By Bernetha G. Letsch

THE STATE OF OREGON, COUNTY OF KLAMATH, BEFORE ME, the undersigned authority, on this day personally appeared Bernetha G. Letsch, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

THE STATE OF OREGON, COUNTY OF KLAMATH, BEFORE ME, the undersigned authority, on this day personally appeared Bernetha G. Letsch, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

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25525-1

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