

7011

10-02-95P02:56 RCVD

Vol. M95 Page 25622

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

KEY TITLE NO: K-48406  
ESCROW NO: 27-23645  
TAX ACCT. NO: R129284 & R129293  
MAP NO:

GRANTEE'S NAME AND ADDRESS:

CHERYL SHERERTZ, CONSERVATOR  
PO BOX 911  
LAPINE, OR 97739

WARRANTY DEED -- STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

KERRY DeWAYNE CARPENTER Grantor,

conveys and warrants to:

CHERYL SHERERTZ, CONSERVATOR FOR THE ESTATE OF JAMIE LYNN SHERERTZ, A MINOR,  
Grantee,

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

LOTS 23 AND 24, BLOCK 9, WAGON TRAIL ACREAGES NO. 1, SECOND ADDITION,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE  
COUNTY CLERK OF KLAMATH COUNTY, OREGON, TOGETHER WITH A 1994 BARRINGTON  
VEHICLE ID NO. WAF1R31A12084-BA/WAF1R31B12084-BA, AS SHOWN IN THAT  
CERTAIN APPLICATION TO EXEMPT A MOBILE HOME FROM REGISTRATION AND  
TITLING, RECORDED JUNE 9, 1994 IN VOLUME M94, PAGE 18127, RECORDS OF  
KLAMATH COUNTY, OREGON.

## SUBJECT TO:

1. TAXES FOR 1995-96 ARE NOW A LIEN BUT NOT YET PAYABLE.
2. RESERVATIONS AND RESTRICTIONS CONTAINED ON THE PLAT OF WAGON TRAIL  
ACREAGES NO. 1, SECOND ADDITION, TRACT NO. 1090.
3. RESERVATIONS AND RESTRICTIONS CONTAINED IN THE DECLARATION FOR  
WAGON TRAIL ACREAGES NO. 1, SECOND ADDITION.
4. DECLARATION, RESTRICTIONS, PROTECTIVE COVENANTS AND CONDITIONS FOR  
WAGON TRAIL RANCH RECORDED AUGUST 30, 1972 IN VOLUME M72, PAGE 9766,  
MICROFILM 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, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.  
AS AMENDED BY INSTRUMENTS RECORDED JANUARY 5, 1997 IN DEED VOLUME  
M77, PAGE 207 AND VOLUME M77 PAGE 210, RECORDS OF KLAMATH COUNTY,  
OREGON.
5. LIENS AND ASSESSMENTS OF WAGON TRAIL RANCH PROPERTY OWNERS  
ASSOCIATION.

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 \$89,500.00. 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 27 day of Sept, 1995.

GRANTOR(S):

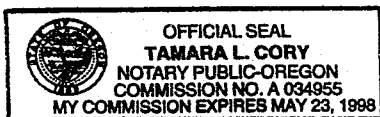
X Kerry DeWayne Carpenter  
KERRY DeWAYNE CARPENTER

STATE OF OREGON, County of Jackson ) ss.

This instrument was acknowledged before me on 9/27, 1995,  
by KERRY DeWAYNE CARPENTER

Tamara L. Cory  
Notary Public for Oregon

My commission expires: May 23, 1998



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 2nd day  
of October A.D., 1995 at 2:56 o'clock P M., and duly recorded in Vol. M95  
of Deeds on Page 26622.

FEE \$35.00

Bernetha G. Letsch, County Clerk  
By Annette Mueller