

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

KEY TITLE NO: K-48566
ESCROW NO: 27-23835
TAX ACCT. NO: R129266
MAP NO: 2309-001C0-02700

GRANTEE'S NAME AND ADDRESS:

GREGORY C. MUSGRAVE ET UX
PO BOX 272
WILKESON, WA 98396

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

DAVID M. PURDY and JEFFREY S. PURDY Grantor,

conveys and warrants to:

GREGORY C. MUSGRAVE and NANCY L. MUSGRAVE, husband and wife, Grantee,

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

Lot 2, Block 7, 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 THE FOLLOWING:

1. Reservations and restrictions contained in the Declaration 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 recreational or service area 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 recorded January 5, 1977 in Deed Volume M77, page 207 and Volume M77, page 210, Deed records of Klamath County, Oregon.

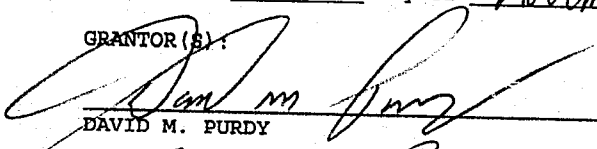
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 \$11,000.00. 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 1 day of November, 1995.

GRANTOR(S):


DAVID M. PURDY

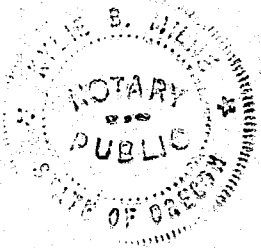

JEFFREY S. PURDY

STATE OF OREGON, County of Clackamas) ss.

This instrument was acknowledged before me on Nov. 1, 1995,

by DAVID M. PURDY and JEFFREY S. PURDY

Kylie B. Milne
 Notary Public for Oregon

My commission expires: 2-26-96-

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 6th day
 of November A.D., 19 95 at 3:23 o'clock P M., and duly recorded in Vol. M95,
 of Deeds on Page 30330.

FEE \$35.00

Bernetha G. Letsch, County Clerk
 By Annette Mueller