

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

KEY TITLE NO: K-48606
ESCROW NO: 27-23883
TAX ACCT. NO: 129248
MAP NO: 2309-1C-2900

GRANTEE'S NAME AND ADDRESS:

FAY E. UNRUH
PO BOX 106
WILKESON, WA 98396

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

CHRISTOPHER L. CROCKER and TWYLA I. CROCKER Grantor,

conveys and warrants to:

FAY E. UNRUH, AN UNMARRIED INDIVIDUAL, Grantee,

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

LOT 9, BLOCK 8 OF TRACT 1090, WAGON TRAIL ACREAGES NO. 1, SECOND
ADDITION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE
OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

SUBJECT TO:

1. RESERVATIONS AND RESTRICTIONS 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 RECREATIONAL 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 OF RESTRICTIONS, PROTECTIVE COVENANTS AND CONDITIONS
FOR WAGON TRAIL RANCH RECORDED AUGUST 30, 1972 IN VOLUME M-72 ON
PAGE 9766, DEED RECORDS OF KLAMATH COUNTY, OREGON, AS PROVIDED IN
DECLARATION SUBJECTING WAGON TRAIL ACREAGES NUMBER, SECOND ADDITION
TO THE DECLARATIONS, RESTRICTIONS, PROTECTIVE COVENANTS AND
CONDITIONS OF WAGON TRAIL RANCH RECORDED JULY, 1975, VOLUME M-75
ON PAGE 8741, DEED RECORDS OF KLAMATH COUNTY, OREGON. AMENDED BY
AMENDMENT OF DECLARATION RECORDED JANUARY 5, 1977 IN M-77 ON PAGE
207 AND BY AMENDMENT OF DECLARATION RECORDED JANUARY 5, 1977 IN
M-77 ON PAGE 210, RECORDS OF KLAMATH COUNTY, OREGON.
3. RESERVATIONS AND RESTRICTIONS AS SHOWN ON THE PLAT OF WAGON TRAIL
ACREAGES NO. 1, SECOND ADDITION.
4. 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 \$72,000.00. 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 28th day of November, 1995.

GRANTOR(S):


CHRISTOPHER L. CROCKER

33014

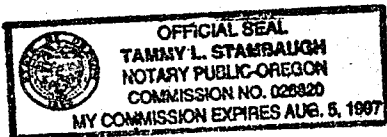
X. Twyla I. Crocker
TWYLA I. CROCKER

STATE OF OREGON, County of Multnomah) ss.

This instrument was acknowledged before me on November 28, 1995,
by CHRISTOPHER L. CROCKER and TWYLA I. CROCKER

Tammy L. Stambaugh
Notary Public for Oregon

My commission expires: 8-5-97



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 1st day
of December A.D., 19 95 at 3:48 o'clock PM., and duly recorded in Vol. M95,
of Deeds on Page 33013.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Annette Mueller