

14568

Vol. mgle Page 6600

After recording return to grantee herein. '96 MAR 12 4:47
Until a change is requested send all tax
statements to grantee herein.

TITLE NO: K-48970
ESCROW NO: 27-24433
TAX ACCT. NO: 127909 & 61355
MAP NO: 23-09-01-07600

GRANTEE'S NAME AND ADDRESS:

TERI FRANK
2030 E. PINE STREET
STAYTON, OR 97383

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

RICHARD O. ROBISON and LAVERNE ROBISON, as tenants by the entirety Grantor,
conveys and warrants to:

TERI FRANK, an individual, Grantee,

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

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$71,500.00. 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.

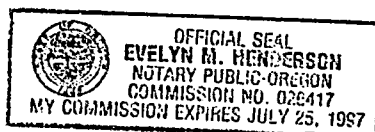
If grantor is a corporation, this has been signed by authority of the Board of
Directors.

Dated this 9 day of MARCH, 1996.

GRANTOR(S):

Richard O. Robison
RICHARD O. ROBISON

Laverne Robison
LAVERNE ROBISON



STATE OF OREGON, County of DESCHUTES) ss.

This instrument was acknowledged before me on MARCH 9, 1996,
by RICHARD O. ROBISON and LAVERNE ROBISON

Evelyn M. Henderson
Notary Public for Oregon

My commission expires: 7-25-97

EXHIBIT "A"

6601

LOT 24 IN BLOCK 4 OF WAGON TRAIL ACREAGES NO. 1 FIRST ADDITION, TRACT NO. 1075, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO:

1. EASEMENTS FOR UTILITIES AND FIRE PROTECTION AS SHOWN ON THE PLAT OF WAGON TRAIL ACREAGES NUMBER ONE FIRST ADDITION AND RESERVATIONS CONTAINED 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, AND 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."

2. 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 INSTRUMENT 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 Company the 12th day of March A.D., 19 96 at 11:47 o'clock A M., and duly recorded in Vol. M96 of Deeds on Page 6600.

FEE \$35.00

By Bernetha G. Letsch, County Clerk