

16477

10538

SPECIAL WARRANTY DEED

Until a change is requested, all
tax statements shall be sent to: After Recording Return To:

Judith R. May
1695 Regner Road
Gresham, OR 97030

C. E. Francis, Grantor, conveys and specially warrants to
Judith R. May, Grantee, the following described real property free
of encumbrances created or suffered by the Grantor except as
specifically set forth herein:

Lot Twenty-five (25) in Block One (1) of WAGON TRAIL ACREAGES
NO. 1, THIRD ADDITION, Tract No. 1136, according to the
official plat thereof on file in the office of the County
Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Rights of the public in any portion of the herein
described premises lying within the limits of any road or
highway.
2. Easements for utilities as shown on the plat of Wagon
Trail Acreages No. 1, Third Addition, Tract No. 1136, and
reservations shown on said plat as follows: "...that fee
title to all common areas, street, 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
conditionas as the Master Plan may provide."
3. Declaration of Wagon Trail Ranch recorded August 30,
1972, Volume M-72 page 9766, Deed Records of Klamath
County, Oregon, as set forth in Declaration establishing
Wagon Trail Acreages No. 1, Third Addition, Tract No.
1136 and annexing it to Wagon Trail Ranch, dated December
6, 1979, recorded December 11, 1979, in Volume M79, page
28494, Deed Records of Klamath County, Oregon.
4. Right of Way, including the terms and provisions thereof,
given by C.E. Francis to Midstate Electric Cooperative,
dated September 29, 1981 and recorded November 5, 1981 in
M-81 on page 19296, Records of Klamath County, Oregon.

1- Special Warranty Deed

Francis & Martin
1199 N.W. Wall Street • Bend, Oregon 97701-1934
(503) 389-5010

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3500
CK.

The true consideration for this conveyance is TWENTY-FIVE THOUSAND DOLLARS (\$25,000).

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF THE 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.

DATED this 22 day of February, 1995.

C E F
C. E. FRANCIS

STATE OF OREGON

County of Deschutes

) ss.

On this 22 day of February, 1995, personally appeared before me the above-named C. E. FRANCIS, and acknowledged the foregoing instrument to be his voluntary act.



Linda J. Knowles
Notary Public for Oregon
My commission expires: 3-27-98

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Judith R May the 16th day of April A.D., 19 96 at 11:17 o'clock A M., and duly recorded in Vol. M96 of Deeds on Page 10538.

FEE \$35.00

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

2- Special Warranty Deed