



K. 49220  
STATUTORY WARRANTY DEED

Vol. m96 Page 14395

JOHN SCHILSTRA AND HERBERT C. MOON AND BARBARA H. MOON

conveys and warrants to DALE M. PEER, SR. AND DIXIE E. PEER, HUSBAND AND WIFE, Grantor,  
the following described real property free of liens and encumbrances, except as specifically set forth herein: Grantee,

LOT 34 IN BLOCK 6 OF WAGON TRAIL ACREAGES NUMBER ONE, SECOND ADDITION, TRACT  
1090, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE  
COUNTY CLERK OF KLAMATH COUNTY, OREGON.

TAX ACCOUNT #2309-1C-5500

SEE ATTACHED EXHIBIT "A" FOR EXCEPTIONS

96 MAY 17 P2:41  
This property is free of liens and encumbrances, EXCEPT:

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 \$ 7,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 15th day of May 19 96

John Schilstra  
JOHN SCHILSTRA

Herbert C. Moon  
HERBERT C. MOON

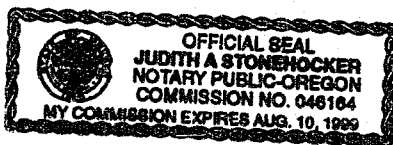
Barbara H. Moon  
BARBARA H. MOON

STATE OF OREGON  
County of DESCHUTES } ss.

BE IT REMEMBERED, That on this 15th day of May 19 96, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named JOHN SCHILSTRA AND HERBERT C. MOON AND BARBARA H. MOON

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to me that THEY executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Judith A. Stonehocker  
Notary Public for Oregon.  
My Commission expires Aug. 10, 1999

Title Order No. \_\_\_\_\_  
Escrow No. 9640168

After recording return to:  
DALE M. PEER, SR.  
56270 SOLAR DRIVE  
BEND, OR 97707

Name, Address, Zip

Until a change is requested all tax statement shall be sent to the following address.  
DALE M. PEER, SR.  
56270 SOLAR DRIVE  
BEND, OR 97707  
FIRST AMERICAN TITLE CO.  
OF DESCHUTES COUNTY  
P.O. BOX 4620  
SUNRIVER, OR 97707

THIS SPACE RESERVED FOR RECORDER'S USE

## EXHIBIT "A"

1. Reservations and restrictions in the declaration for Wagon Trail Acres No. 1 Second Addition, Tract 1090, 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 matters 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 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 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 First American Title the 17th day  
of May A.D., 19 96 at 2:41 o'clock P M., and duly recorded in Vol. M96  
of Deeds on Page 14395.

FEE \$35.00

By Bernetha G. Letsch, County Clerk