

19725

Vol. m96 Page 17425

After recording return to:

STEPHEN L. BARBOUR61415 SOUTH HWY. 97 #36BEND, OR 97702

TITLE ORDER NO. K-48834

KEY ESCROW NO: 27-24304

Until a change is requested tax statements
shall be sent to the following address:SAME AS ABOVE

TAX ACCT. NO: 128999

MAP NO: 23-09-01-C0-04300

K-48834
 WARRANTY DEED -- STATUTORY FORM
 (INDIVIDUAL or CORPORATION)

MICHAEL C. MORT and ATHENA L. MORT, ~~an individual~~ Grantors

conveys and warrants to:

STEPHEN L. BARBOUR, ~~an individual~~ */statute/* an unmarried man, Granteethe 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 \$65,000.00 . 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 6 ^{*A.M.*} day of June, 1996.

GRANTOR(S):

Michael C. Mort

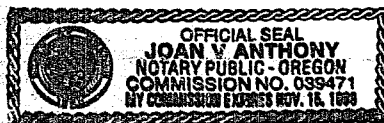
MICHAEL C. MORT

Athena L. Mort

ATHENA L. MORT

STATE OF OREGON, County of Lane) ss.

This instrument was acknowledged before me on June 6, 1996,
by MICHAEL C. MORT and ATHENA L. MORT

Joan V. Anthony
Notary Public for OregonMy commission expires: 11-15-98

96 JUN 12 P 3:34

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Lot 10 in Block 8 of Second Addition to Wagon Trail Ranch Acreages No. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to the printed exceptions, exclusions and stipulations which are part of said policy, and 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 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, 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.

Amendment, recorded January 5, 1977, in Volume M77 page 207 and M77 page 210, Deed records of Klamath County, Oregon.

3. Public Utility easements as disclosed by the plat of Wagon Trail Acreages No. 1-Second Addition.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 12th day
of June A.D., 1996 at 3:34 o'clock PM., and duly recorded in Vol. M96,
of Deeds on Page 17425.

FEE \$35.00

By Bernetha G. Letsch, County Clerk