



K-49387

Vol. 196 Page 20941

STATUTORY WARRANTY DEED

DONALD H. WHITE

conveys and warrants to JIM SHADDON AND BETTY M. SHADDON, HUSBAND AND WIFE, Grantor,the following described real property free of liens and encumbrances, except as specifically set forth herein: Grantee,
LOT 26 IN BLOCK 4 OF WAGON TRAIL ACRES NUMBER ONE, FIRST ADDITION,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON

TAX ACCOUNT NO: 2309 001A0 07300

SEE ATTACHED EXHIBIT A FOR EXCEPTIONS

This property is free of liens and encumbrances, EXCEPT:

P 3:35

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 \$ 58,000.00 (Here comply with the requirements of ORS 93.030)Dated this 10th day of July 19 96X Donald H. White
DONALD H. WHITE

STATE OF OREGON

County of Deschutes } ss.BE IT REMEMBERED, That on this 10th day of July 19 96, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Donald H. Whiteknown to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he 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.

Karin Lea
Notary Public for Oregon.
My Commission expires 5-5-2000Title Order No. K-49387Escrow No. 9640242

After recording return to:

JAMES J. SHADDON
39639 LACOMB DRIVE
LEBANON, OR 97335

Name, Address, Zip

Until a change is requested all tax statement shall be sent to the following address.

JAMES J. SHADDON
39639 LACOMB DRIVE
LEBANON, OR 97335

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

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, Microfilm records of Klamath County, Oregon. As amended by instruments recorded January 5, 1977, in Deed Volume M77 page 207 and Volume M77 page 210, Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 15th day
of July A.D., 19 96 at 3:35 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 20941

FEE \$35.00

By Bernetha G. Letsch, County Clerk
[Signature]