

ATE 988

DOUGLAS R. THOMAS and JOYCE J. THOMAS, husband and wife, Grantors, convey and specially warrant to RANDY R. WAGNER and DAWN L. WAGNER, husband and wife, Grantees, the following described real property free of encumbrances created or suffered by the grantors except as specifically set forth herein, legally described as follows, to-wit:

Lot 1, Block 1, Tract No. 1035, GATEWOOD, in the County of Klamath, State of Oregon.

CODE 63 MAP 3909-14AB TL 700

SUBJECT TO contracts and/or liens for irrigation and/or drainage, the schedule of exclusions from coverage, together with any schedules contained in standard title policies, reservations, easements, restrictions and rights of way of record and those apparent on the land.

ALSO SUBJECT TO rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

ALSO SUBJECT TO: Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:

Recorded: May 17, 1973
Book: M-73
Page: 5995

ALSO SUBJECT TO: Right of way, including the terms and provisions thereof:

Granted to: United States of America
Recorded: May 18, 1907
Book: 22
Page: 479 (No specific location of record)

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

THE TRUE AND ACTUAL CONSIDERATION for this conveyance is \$ 59,500.00.

DATED this 19th day of March, 1990.

Douglas R Thomas
DOUGLAS R. THOMAS

Joyce J Thomas
JOYCE J. THOMAS
by Douglas R Thomas, her attorney in fact

STATE OF OREGON/County of Klamath) ss.

THIS INSTRUMENT was acknowledged before me this 19th day of March, 1990, by DOUGLAS R. THOMAS and JOYCE J. THOMAS, husband and wife.

Carole Johnson
NOTARY PUBLIC FOR OREGON
My Commission Expires: 1-15-94

59128

AFTER RECORDING RETURN TO:
Randy R. Wagner & Dawn L. Wagner
5301 Bartlett
Klamath Falls OR 97601



23752

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 5th day
of August A.D., 19 96 at 11:30 o'clock A.M., and duly recorded in Vol. 196
of Deeds on Page 23751

FEE \$35.00

Bernetha G Letsch, County Clerk

By [Signature]

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF

STATE OF OREGON (COUNTY OF KLAMATH) ss:

DOUGLAS B. THOMAS

DOUGLAS B. THOMAS

DATED THIS 5th DAY OF AUGUST, 1996

\$ 25,000.00

THE ABOVE AND VALUABLE CONSIDERATION FOR THIS CONVEYANCE IS

BEHAVING BEHAVEMENT TO ABSENT VEHICLED HERE.

BEFORE SIGNING AND RECEIVING THIS INSTRUMENT, THE PERSON RECEIVING THE INSTRUMENT IN ALLOCATION OF VEHICLED FUND ARE FUND AND RECEIVING. THIS INSTRUMENT WILL NOT AFFIRM USE OF THE PROPERTY DESCRIBED IN THIS

Page: 412 (NO SPECIFIC LOCATION OF RECORD)

Book: 35

Recorded: MAY 18, 1993

Granted to: UNITED STATES OF AMERICA

Amount:

ALSO SUBJECT TO: RIGHTS OF MAY, INCLUDING THE TERMS AND CONDITIONS

Page: 2002

Book: W-13

Recorded: MAY 11, 1993

Outstanding of record:

Outstanding and reservations passed on record, copies, location of documents, ALSO SUBJECT TO: DESCRIPTION OF CONDITIONS AND RESERVATIONS AND

Partially:

Partially described premises lying within the limits of recorded, books of

Page:

reservations and rights of MAY of record and from documents in
contained in, regarding, including, reservations, conditions,
schedule of excursions from Colorado, Colorado, MAY, and reservation
SUBJECT TO conditions and/or items for inclusion and/or reservation, and

CODE 93 MAY 3002-1448 IN 100

OF KIAMATH, STATE OF OREGON.

FOR 1, BLOCK 1, TRACT NO. 1032, CALIFORNIA, IN THE COUNTY

absolutely and fully herein, legally described as (including, to-wit:
of encumbrances created or suffered by the decedent, hereby as
herein and with, conditions, the following described as, hereby as
convey and absolutely without to EVIDA B. MYCER and DAVID B. MYCER,
DOUGLAS B. THOMAS and DOUGLAS B. THOMAS, hereby and with, conditions,

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SPECIAL PROPERTY DEED

10/10/96 23752