

23249

Vol. 196 Page 25149

After recording return to:

RICHARD J. SOUZA

18122 AVE 256

EXETER, CA 93221

TITLE ORDER NO. K-49622

KEY ESCROW NO: 27-25047

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

TAX ACCT. NO: 128953

MAP NO: 23-01-01-C0-04600

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

JOHN SCHILSTRA, AS AN INDIVIDUAL AND HERBERT C. MOON AND BARBARA H. MOON,
HUSBAND AND WIFE Grantor,

conveys and warrants to:

RICHARD J. SOUZA and SCHARLOTTE A. SOUZA, husband and wife, Grantee,

the 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 \$7,000.00 . 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.

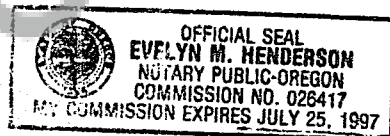
Dated this 10th day of August, 1996.

GRANTOR(S):

John Schilstra
JOHN SCHILSTRA

Herbert C. Moon
HERBERT C. MOON

Barbara H. Moon
BARBARA H. MOON



STATE OF OREGON, County of DESCHUTES) ss.

This instrument was acknowledged before me on AUGUST 14, 1996,
by JOHN SCHILSTRA, HERBERT C. MOON and BARBARA H. MOON.

Evelyn M. Henderson
Notary Public for Oregon

My commission expires: 7-25-97

96 AUG 15 P1:12

40-

Lot 43 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.

1. Taxes for 1996-97 are now a lien but not yet payable.
2. Reservations and restrictions in the declaration for Wagon Trail Acreages 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 master design may provide."
3. 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.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

25151

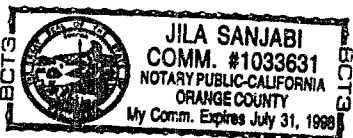
State of CALIFORNIA

County of ORANGE

On 10th of AUG 1996 before me, JILA SANJABI

personally appeared HERBERT C. and BARBARA H. MOEN

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

JILA SANJABI
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED - STATUTORY FORM

Document Date: 8-10-96 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer
Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

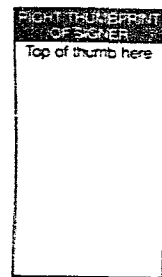
Signer Is Representing: _____



Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer
Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Richard J Souza the 15th day of August A.D., 19 96 at 1:12 o'clock PM., and duly recorded in Vol. M96 of Deeds on Page 25149.

FEE \$40.00

Bernetha G Letsch, County Clerk
By [Signature]