



24810

Vol. m96 Page 28586K-49730
STATUTORY WARRANTY DEED

JAMES ENGELS, JR. AND JENNIFER A. ENGELS, TRUSTEES OF THE JAMES ENGELS, JR. AND JENNIFER A. ENGELS REVOCABLE TRUST, CREATED ON SEPTEMBER 3, 1993. Grantor,
conveys and warrants to MARK GOLEMAN Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein:
LOT 5 IN BLOCK 8 WAGON TRAIL ACREAGE #1, SECOND ADDITION, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH
COUNTY, OREGON.

TAX ACCOUNT NO. 2309-1C-3300

SEE ATTACHED EXHIBIT "A" MADE A PART HEREOF FOR EXCEPTIONS

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 \$ 6,500.00 (Here comply with the requirements of ORS 93.030)Dated this 6 day of September 19 96
JAMES ENGELS, JR., TRUSTEE
JENNIFER A. ENGELS, TRUSTEE

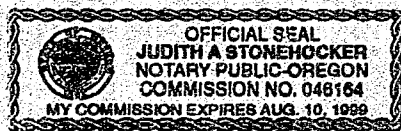
STATE OF OREGON

County of Deschutes } ss.

BE IT REMEMBERED, That on this 6TH day of September, 19 96, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named JAMES ENGELS, JR. AND JENNIFER A. ENGELS, TRUSTEES

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.


Notary Public for Oregon.
My Commission expires Aug. 10, 1999Title Order No. K-49730
Escrow No. 9640374

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

MARK GOLEMAN

2661 MATTISON LANE

SANTA CRUZ, CA 95062

Name, Address, Zip

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

MARK GOLEMAN

2661 MATTISON LANE

SANTA CRUZ, CA 95062

FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON
P.O. Box 4520
Sunnyvale, OR 97707

EXHIBIT "A"

1. Taxes for 1996-97 are now a lien but not yet payable.
2. 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."
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 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. As amended by instruments recorded January 5, 1977, in Volume M77 page 207, and Volume M77 page 210, Deed records of Klamath County, Oregon.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

28588

State of California

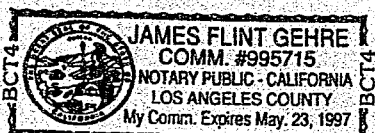
County of Los Angeles

On SEPTEMBER 9, 1996 before me, James Flint Gehre, Notary Public

personally appeared JENNIFER A. ENGELS

☐ 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.



OPTIONAL

CAPACITY CLAIMED BY SIGNER

- ☒ INDIVIDUAL(S)
- ☐ CORPORATE OFFICER(S) _____
- ☐ PARTNER(S) _____
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ SUBSCRIBING WITNESS
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document SATISFACTORY
WARRANTY DEED
 Number of Pages Two
 Date of Document 9/2/96
 Signer(s) Other Than Named Above JAMES
ENGELS

SIGNER IS REPRESENTING:
 NAME OF PERSON(S) OR ENTITY(IES)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 11th day
 of September A.D., 19 96 at 3:09 o'clock PM, and duly recorded in Vol. M96
 of Deeds on Page 28586

FEE \$40.00

Bernetha G Letsch, County Clerk

By [Signature]