

After recording return to:

TODD M. BROWN937 NE 11TH STREETBEND, OR 97701

TITLE ORDER NO. K-49780

KEY ESCROW NO: 27-25220

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

TAX ACCT. NO: 128677

MAP NO: 2309-1C0-1100

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

TRACEY LANE BARKER, an individual Grantor,

conveys and warrants to:

TODD M. BROWN, an individual, 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 \$75,000.00 . 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 16 day of October, 1996.

GRANTOR(S):

Tracey Lane Barker
TRACEY LANE BARKER

STATE OF ^{ALASKA} OREGON, County of Kenai) ss.

This instrument was acknowledged before me on October 16, 1996,
by TRACEY LANE BARKER

Jim De Kuiper
Notary Public for Oregon ^{ALASKA}

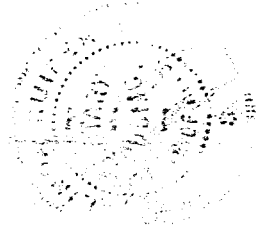
My commission expires: 6/7/98

EXHIBIT "A"

Lot 10 in Block 9 of Wagon Trail Acresages No. One, Second Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Liens and assessments of Wagon Trail Ranch Homeowners Association.
 2. Reservations and Restrictions in the Declaration for Wagon Trail Acresages No. 2, 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, as provided in Declaration Subjecting Wagon Trail Acresages Number 1, Second Addition to the Declarations, Restrictions, Protective Covenants and Conditions of Wagon Trail Ranch, recorded January 5, 1977, in Volume M77 page 207 and 210, Deed records of Klamath County, Oregon.
- Amended to correct legal description

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 23rd day
of Oct. A.D., 19 96 at 10:14 o'clock A. M., and duly recorded in Vol. M96,
of Deeds on Page 33516
Bernetha G. Letsch County Clerk
By Kathleen Ross

FEE \$35.00