

28356

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After recording return to:

KATHERYN D. INGRAMPO BOX 19584PORTLAND, OR 97280-0584

TITLE ORDER NO. K49927

KEY ESCROW NO: 27-25399

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

SAME AS ABOVE

TAX ACCT. NO: 127721

MAP NO: 2309-1A-2700

WARRANTY DEED -- STATUTORY FORM  
(INDIVIDUAL or CORPORATION)S  
AMY ~~M.~~ MORITZ, an individual Grantor,

conveys and warrants to:

KATHERYN D. INGRAM, an individual, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

LOT 12 IN BLOCK 1 OF WAGON TRAIL ACRES NO. 1, 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 PROPERTY OWNERS ASSOCIATION.

2. EASEMENTS FOR UTILITIES AND FIRE PROTECTION AS SHOWN ON THE PLAT OF WAGON TRAIL ACRES NUMBER ONE AND RESERVATIONS SHOWN 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, 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."

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.

AMENDMENT OF THE DECLARATION, RESTRICTIONS, PROTECTIVE COVENANTS AND CONDITIONS FOR WAGON TRAIL RANCH, RECORDED JANUARY 5, 1977, IN VOLUME M77 PAGE 207 AND FURTHER AMENDED BY AMENDMENT RECORDED JANUARY 5, 1977 IN VOLUME M77 PAGE 210, DEED RECORDS OF KLAMATH COUNTY, OREGON.

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 \$74,500.00. 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 12 day of Nov, 1996.

GRANTOR(S):

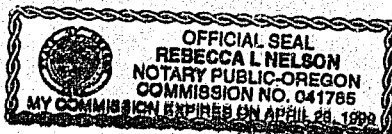
AMY E. MORITZ

STATE OF OREGON, County of Deschutes ) ss.This instrument was acknowledged before me on November 12th, 1996,

35933

by AMY S. MORITZ *adm**Rebecca L Nelson*  
Notary Public for Oregon

My commission expires: 04-23-99



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 15th day  
of November A.D., 1996 at 1:09 o'clock P. M., and duly recorded in Vol. M96,  
of Deeds on Page 35932.

FEE \$35.00

Bernetha G. Letsch, County Clerk

By *Bernetha Letsch*

Unofficial Copy