

After recording return to:

ANNE M. POCH

HC 76 Box 1037Lapine, Oregon 97739

TITLE ORDER NO. K-49998

KEY ESCROW NO: 27-25518

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

TAX ACCT. NO: 128141 &amp; 872363

MAP NO: 2309-1A-3700 &amp; 210138

*K-49998*  
WARRANTY DEED -- STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

STEVEN J. HILGER, JR. and MARY A. HILGER, husband and wife Grantor,  
conveys and warrants to:

ANNE M. POCH, an individual, Grantee,

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

LOT 4 IN BLOCK 5 OF WAGON TRAIL ACREAGES NO. ONE, FIRST ADDITION  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF COUNTY  
CLERK OF KLAMATH COUNTY.

SUBJECT TO:

1. LIENS AND ASSESSMENTS OF WAGON TRAIL RANCH HOMEOWNERS ASSOCIATIONS.
2. EASEMENTS FOR UTILITIES AND FIRE PROTECTION AS SHOWN ON THE PLAT OF WAGON TRAIL ACREAGES NUMBER ONE FIRST ADDITION AND RESERVATIONS CONTAINED 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, AND 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. DECLARATIONS, RESTRICTIONS, PROTECTIVE COVENANTS AND CONDITIONS FOR WAGON TRAIL RANCH, RECORDED AUGUST 30, 1972, IN VOLUME M72 PAGE 9766, AS AMENDED BY INSTRUMENTS 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 \$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 20 day of November, 1996.

GRANTOR(S):

Steven J. Hilger, Jr.  
STEVEN J. HILGER, JR.

Mary A. Hilger  
MARY A. HILGER

STATE OF OREGON, County of Marion ss.

This instrument was acknowledged before me on Nov 20, 1996,

96 NOV 22 P2:12

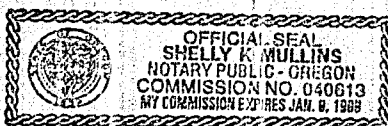
36859

by STEVEN J. HILGER, JR. and MARY A. HILGER

Shelly K. Mullins

Notary Public for Oregon

My commission expires: 1-9-99



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 22nd day  
of November A.D., 19 96 at 2:12 o'clock P. M. and duly recorded in Vol. M96  
of Deeds on Page 36858

FEE \$35.00

Bernetha G. Letsch, County Clerk

By Kathleen Rose