

After recording return to:

TOBJORN TORMODSEN4701 CACHISE TRAILRICHMOND, VA 23237-2555

TITLE ORDER NO. K-50107

KEY ESCROW NO: 27-25644

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

TAX ACCT. NO: 128944

MAP NO: 23-09-01-C0-04700

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

RICHARD C. SIFT and ELLA L. SIFT, husband and wife Grantor,

conveys and warrants to:

TOBJORN TORMODSEN AND KATHLEEN M. TORMODSEN, HUSBAND AND WIFE AND ROBERT D.
BLAINE AND MARGARET M. BLAINE, HUSBAND AND WIFE EACH AS TO AN UNDIVIDED 1/2
INTEREST., Grantee,the following described real property free of encumbrances except as
specifically set forth herein:LOTS 40, 41, AND 42, IN BLOCK 6 WAGON TRAIL ACREAGES NO. 1, SECOND
ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF
THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO:

1. RESERVATIONS AND RESTRICTIONS IN THE DECLARATION FOR WAGON TRAIL
ACREAGES NO. 1 SECOND ADDITION, AS FOLLOWS: "...DECLARES THAT FEE TITLE
TO ALL PRIVATE WAYS, STREET, 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."2. DECLARATION, RESTRICTIONS, PROTECTIVE COVENANTS AND CONDITIONS FOR
WAGON TRAIL RANCH, RECORDED AUGUST 30, 1972, IN VOLUME M-72 ON PAGE 9766,
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
M-75 ON PAGE 8741, AND AS AMENDED BY DECLARATIONS, RECORDED JANUARY 5,
1977, IN VOLUME M-77 ON PAGE 207 AND 210, DEED RECORDS OF KLAMATH COUNTY,
OREGON.3. RESERVATIONS AND RESTRICTIONS AS DISCLOSED IN DEED FROM BROOKS
RESOURCES CORPORATION, TO JOSEPH F. PETRECCA SR. DATED SEPTEMBER 7, 1983
AND RECORDED SEPTEMBER 13, 1983 IN M-83 ON PAGE 15742, 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 \$21,000.00. 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 21st day of December, 1996.

GRANTOR(S):

Richard C. Sift

RICHARD C. SIFT

96 DEC 31 P1:33

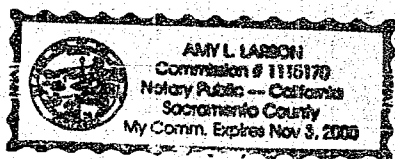
Ella L. Sift
ELLA L. SIFT

STATE OF ~~OREGON~~ ^{California}, County of Sacramento, ss.

This instrument was acknowledged before me on December 21st, 1996,
by RICHARD C. SIFT and ELLA L. SIFT

Amy L. Larson
Notary Public for ~~Oregon~~ ^{California}

My commission expires: Nov. 3, 2000



STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 31st day
of December A.D., 19 96 at 1:33 o'clock P. M., and duly recorded in Vol. M96
of Deeds on Page 40542

FEE \$35.00

Bernetha G. Letsch, County Clerk
by Kathleen Ross