

41910

97 JUL 25 AM 11:29

Vol. 1797 Page 23726

After recording return KEY TITLE & ESCROW COMPANIES TITLE ORDER NO: K-50765
DENNIS PRATHER 51546 HIGHWAY 97 SUITE 1 KEY ESCROW NO: 41-1004
10216 N. CENTRAL P.O. BOX 309
PORTLAND, OR 97203 LAPINE, OREGON 97739-97005

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

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

JACK R. GARLAND and MIRIAM J. GARLAND, as tenants by the entirety Grantor,
conveys and warrants to:

DENNIS PRATHER and BONNIE L. PRATHER, husband and wife, Grantee,

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

LOT 1 IN BLOCK 3 OF WAGON TRAIL ACREAGES NUMBER TWO, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON

SUBJECT TO:

1. EASEMENTS AND UTILITIES AS SHOWN ON THE PLAT OF WAGON TRAIL ACREAGES
NO. 2, AND RESERVATIONS SHOWN ON SAID PLAT AS FOLLOWS: "...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 IN BROOKS RESOURCES CORPORATION TO BE CONVEYED TO THE
WAGON TRAIL RANCH HOMEOWNERS ASSOCIATION UNDER SUCH TERMS AND CONDITIONS
AS THE MASTER PLAN MAY PROVIDE."

2. DECLARATIONS, RESTRICTIONS, PROTECTIVE COVENANTS AND CONDITIONS FOR
WAGON TRAIL RANCH RECORDED AUGUST 30, 1972 IN VOLUME M72, PAGE 9766, AND
AMENDED BY AMENDMENTS RECORDED JANUARY 3, 1977 IN VOLUME M77, PAGE 207
AND 210, DEED RECORDS OF KLAMATH COUNTY, OREGON.

Tax Account No: R129765

Map No: 2309-012B0-00500

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 \$30,000.00 . 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 22nd day of July, 1997.

GRANTOR(S):

Jack R. Garland
JACK R. GARLAND

Miriam J. Garland
MIRIAM J. GARLAND

STATE OF OREGON, County of _____) ss.

see attached acknowledgement

35-

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

23727

County of Los Angeles

On 07-22-1997

Date

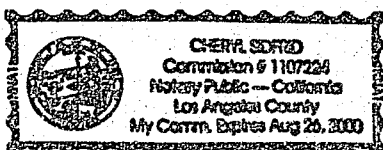
before me, Cheryl Sidfeld Notary Public

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Jack R. Garland and Miriam J. Garland

Name(s) of Signer(s)

☐ 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.

Cheryl Sidfeld
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer
- Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer Is Representing: _____

Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer
- Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer Is Representing: _____

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Klamath County Title

on this 25th day of July A.D., 1997
at 11:29 o'clock A. M. and duly recorded
in Vol. 197 of Deeds Page 23726

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$35.00

Deputy