

K-51082
STATUTORY WARRANTY DEED

ROBERT J. WRIGHTMAN

Grantor,

conveys and warrants to GLENN KRAMER and KAREN KRAMER, husband and wife

Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein:
Lot 44 in Block 6 of Wagon Trail Acreages Number One, Second Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 2309-1C-4500 Key No. 128962

This property is free of liens and encumbrances, EXCEPT: AS SET FORTH ON THE EXHIBIT "A" ATTACHED

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 \$ 10,000.00 (Here comply with the requirements of ORS 93.030)Dated this 14 day of August 1997

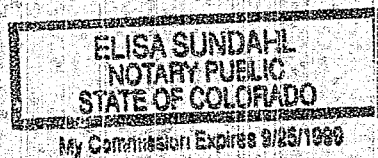
Robert J. Wrightman
ROBERT J. WRIGHTMAN

STATE OF OREGON, Colorado
County of El Paso } ss.

BE IT REMEMBERED, That on this 14 day of August 19 97 before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named ROBERT J. WRIGHTMAN

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that HE executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Elisa Sundahl
Notary Public for Oregon, Colorado
My Commission expires _____

Title Order No. K-51082
Escrow No. 9740338

After recording return to:

GLENN KRAMER9923 SW SILETZ DRIVETUALATIN, OR 97062

Name, Address, Zip

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

GLENN KRAMER9923 SW SILETZ DRIVETUALATIN, OR 97062

Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE

97 AUG 19 P3:01

EXHIBIT "A"

1. Taxes for the fiscal year 97-98 a lien not yet payable.

3. Covenants, Conditions and Restrictions, including the terms and provisions thereof, but deleting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, as contained in the declaration for Wagon Trail Acreages No. 1 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."

4. Declaration of Conditions and Restrictions, including the terms and provisions thereof, but deleting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, imposed by instrument

Recorded : August 30, 1972, in Volume M72 page 9766, Deed records of Klamath County, Oregon, 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 M75 page 8741, Deed records of Klamath County, Oregon. As amended by instruments recorded January 5, 1977, in Volume M77 page 207 and Volume M77 page 210, Deed records of Klamath County, Oregon.

5. Reservations, including the terms and provisions thereof as contained in Warranty Deed from Brooks Resources Corporation, an Oregon corporation to Steve Koperski and Kandy Koperski, husband and wife, dated May 23, 1979; recorded June 4, 1979, in Volume M79 page 12994, Deed records of Klamath County, Oregon, as follows: "Grantee accepts title to the above described property with the understanding and representation that under applicable Department of Environmental Quality standards effective as of the this date, no subsurface sewage disposal system may be installed on the described real property and, therefore, no improvements requiring such a system may be constructed on said property. Grantee will hold Grantor harmless from any liability associated with such restrictions or approvals."

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Klamath County Title Co. the 19th day
of August A.D. 19 97 at 3:01 o'clock P M., and duly recorded in Vol. M97
of Mortgages on Page 27209

FEE \$35.00

Bernethia G. Leisch, County Clerk
By Bernethia G. Leisch