

After recording return to:
JOSEPH A. FLETCHER
P.O. BOX 15
CHEMULT, OR 97731

TITLE ORDER NO: K-51063
KEY ESCROW NO: 41-1043

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

WARRANTY DEED --- STATUTORY FORM
(INDIVIDUAL OR CORPORATION)

WILLIAM R. DOWLER and DIANA DOWLER, husband and wife Grantor,
conveys and warrants to:

JOSEPH A. FLETCHER and KATHLEEN P. FLETCHER, husband and wife, Grantee,
the following described real property free of encumbrances except as specifically set forth herein:

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

Tax Account No: 127669 Map No: 23-09-00-1A-02100

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 \$94,000.00. 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.

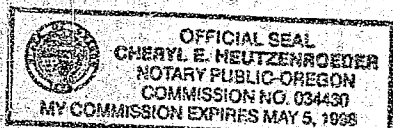
If grantor is a corporation, this has been signed by authority of the Board of Directors.

Dated this 18th day of August, 1997.

GRANTOR(S):

William R. Dowler
WILLIAM R. DOWLER

Diana Dowler
DIANA DOWLER



STATE OF OREGON, County of Deschutes) ss.

This instrument was acknowledged before me on August 18, 1997, by WILLIAM R. DOWLER and DIANA DOWLER

Cheryl E. Neutzenroeder
Notary Public for Oregon

My commission expires: May 5, 1998

97 AUG 21 AM 10:03

EXHIBIT "A"

LOT 6, BLOCK 1, WAGON TRAIL ACREAGE NO. 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO:

- 1. Taxes for the fiscal year 1997-98 a lien not yet payable.
- 2. Restrictions shown on the recorded plat/partition 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 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 executed by Wagon Trail Ranch, recorded August 20, 1972 in M-72 on page 9766, and amended by Amendments recorded January 5, 1977, Page 207 and 210, Deed Records of Klamath County, Oregon.
- 4. An easement created by instrument, including the terms and provisions thereof; Recorded November 18, 1991 in favor of Midstate Electric Cooperative, Inc., a cooperative corporation for electric line right of way.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 21st day of August A.D. 19 97 at 11:03 o'clock A. M., and duly recorded in Vol. M97 of Deeds on Page 27412

FEE \$35.00

By Bernetha G. Letsch County Clerk

Bernetha G. Letsch