

50510

Vol. 1197 Page 41608

After recording return to:

JAMES A. PIERCE, TRUSTEE1341 MARKET STREETSPRINGFIELD, OR 97477

'97 DEC 23 10:02

TITLE ORDER NO: K-51610

KEY ESCROW NO: 41-1237

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

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

JANA C. ALBERTI, who acquired title as JANA C. ARMSTRONG, an estate in fee
simple Grantor,

conveys and warrants to:

JAMES A. PIERCE AND DOROTHY A. PIERCE LIVING TRUST, dated April 4, 1994.,
Grantee,

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

SEE ATTACHED EXHIBIT "A"

Tax Account No: R129239

Map No: 2309-001-CD-03000

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 \$10,500.00. 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 19th day of December, 1997.

GRANTOR(S):

Jana C. Alberti
JANA C. ALBERTI

STATE OF CA, County of El Dorado) ss.

This instrument was acknowledged before me on December 19th, 1997,
by JANA C. ALBERTI

Armando A. Tovar
Notary Public for Oregon
CA

My commission expires: Oct 27, 2000



Lot 8, Block 8, 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.

Subject to the exceptions, exclusions and stipulations which are ordinarily
part of such Policy form and the following:

1. Restrictions shown on the recorded plat and contained in the dedication of 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."
2. 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
And recorded : July 30, 1975 in Volume M75, page 8741, Deed records of Klamath County, Oregon
As modified or amended by instruments
Recorded : January 5, 1977 in Volume M77, pages 207 and 210, Deed records of Klamath County, Oregon
3. Regulations and Assessments of Wagon Trail Ranch Property Owners Association.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 23rd day
of December A.D., 19 97 at 10:02 o'clock a M., and duly recorded in Vol. M97
of Deeds on Page 41608.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross