

50510 51720

Vol. 1197 Page 41608

After recording return to: '97 DEL 23 110:02  
 JAMES A. PIERCE, TRUSTEE  
 1341 MARKET STREET  
 SPRINGFIELD, OR 97477

TITLE ORDER NO: K-51610  
 KEY ESCROW NO: 41-1237

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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, TRUSTEES OF THE  
 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 Deed being re-recorded to correct vesting

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 19<sup>th</sup> day of December 1, 1997.

GRANTOR(S):

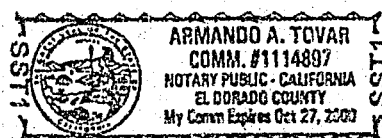
Jana C. Alberti  
 JANA C. ALBERTI

STATE OF CA, County of El Dorado ) ss.

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

Armando A. Tovar  
 Notary Public for Oregon

My commission expires: Oct 27, 2000



RECEIVED JAN 5 1998

35-1022

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.

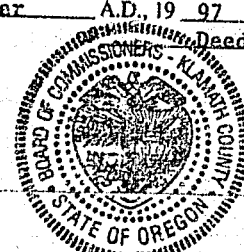
STATE OF OREGON: COUNTY OF KLAMATH: ss.

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

INDEXED  
 D.L.L.



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 16th day  
 of January A.D., 19 98 at 11:31 o'clock A. M., and duly recorded in Vol. M98  
 of Deeds on Page 1468

FEE \$10.00 Re-record

By Bernetha G. Letsch, County Clerk  
Kathleen Ross