

59175

After recording return to:
 JOHN A KNIGHT RESIDENTIAL CONTRACTOR INC
 51970 READ LOOP
 LA PINE, OR 97739

Vol. 1998 Page 18829

TITLE ORDER NO: K-52410
 KEY ESCROW NO: 41-1585

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

WARRANTY DEED -- STATUTORY FORM
 (INDIVIDUAL or CORPORATION)

RAYMOND E. GOIN and JUDY A. GOIN, as tenants in common Grantor,
 conveys and warrants to:

JOHN A KNIGHT RESIDENTIAL CONTRACTOR, INC, an Oregon Corporation, 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: R127785

Map No: 2309-001A0-03300

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 \$9,500.00. 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 30 day of May, 1998.

GRANTOR(S):

Raymond E. Goin
 RAYMOND E. GOIN

Judy A. Goin
 JUDY A. GOIN

CALIFORNIA
 STATE OF OREGON, County of Sacramento) ss.

This instrument was acknowledged before me on May 30, 1998,
 by RAYMOND E. GOIN and JUDY A. GOIN

Pamela Trombetti
 Notary Public for Oregon

My commission expires: July 14, 1998

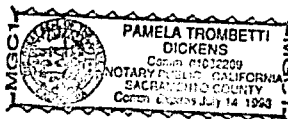


EXHIBIT A:

Lot 6 in Block 3 of WAGON TRAIL ACREAGES NO. ONE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

1. Restrictions shown on the recorded plat and contained in the dedication of Wagon Trail Acreages Number One, 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."
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
 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 First American Title the 3rd day
 of June A.D., 19 98 at 3:21 o'clock P. M., and duly recorded in Vol. M98
 of Deeds on Page 18829

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross