

After recording return to:
 DON D. NEWCOMB, JR.
 18821 S. UPPERHIGHLAND RD.
 BEAVERCREEK, OR 97004

TITLE ORDER NO: K-52567
 KEY ESCROW NO: 41-1661

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

WARRANTY DEED -- STATUTORY FORM
 (INDIVIDUAL or CORPORATION)

PAUL KENG CHANG, an individual Grantor,

conveys and warrants to:

DON D. NEWCOMB, JR. and TERESA E. NEWCOMB, 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: 127883

Map No: 2309-1A-7000

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 \$77,000.00. 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 7 day of July, 1998.

GRANTOR(S):

Paul Keng Chang
 PAUL KENG CHANG

STATE OF OREGON, County of Grant) ss.

This instrument was acknowledged before me on July 7, 1998,
 by PAUL KENG CHANG

Cheryl Segande
 Notary Public for Oregon
 hm

My commission expires: 10/18/01

98 JUL 17 P242

EXHIBIT "A"

Lot 29 in Block 4 of Wagon Trail Acreages Number One, First 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 (see copy attached):

1. Restrictions shown on the recorded plat of Wagon Trail Acreages No. One First Addition, as follows: "...that fee title to all common areas streets, private ways, roads, private recreational areas, semi-public recreational or service areas, and 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. Easements for utilities and fire protection as shown on the recorded plat of Wagon Trail Acreages Number One First Addition.
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
Recorded : August 30, 1972 in Volume M72 page 9766, Deed records of Klamath County, Oregon
Amended by instrument
Recorded : January 5, 1977 in Volume M77 page 207 and 210, Deed records of Klamath County, Oregon.
4. Regulations and Assessments of Wagon Trail Ranch Homeowners Association.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 17th day
of July A.D., 19 98 at 2:42 o'clock P M., and duly recorded in Vol. M98,
of Deeds on Page 26150.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Kathleen Kree