

64376

Vol 117 Page 29660

After recording return to:
JOSEPH B. MARTIN
8030 SW FARNO CREEK DR.
TIGARD, OR 97224

98 AUG 12 P3:01 TITLE ORDER NO: K-52715
KEY ESCROW NO: 41-1750

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

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL OR CORPORATION)

JAMES P. GROGAN, an individual, Grantor,

conveys and warrants to:

JOSEPH B. MARTIN, an individual, 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: R128631

Map No: 2309-001C0-00800

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 THE 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 \$74,000.00. 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 10 day of August, 1998.

GRANTOR(S):

[Signature]
JAMES P. GROGAN

STATE OF Nevada, County of Washoe ss.

This instrument was acknowledged before me on Aug. 10, 1998,
by JAMES P. GROGAN

[Signature]
Notary Public for Nevada Notary

My commission expires: 12-1-01

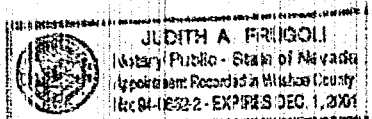


EXHIBIT "A"

Lot 7, Block 9, WAGON TRAIL ACRES NO. 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 (see copy attached):

1. Taxes for the fiscal year 1988-89 are not yet payable.
2. Regulations and Assessments of Wagon Trail Ranch Homeowners Association.
3. Restrictions shown on the recorded plat and contained in the dedication of Wagon Trail Acres No. One, Second Addition, as follows: "...declare 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."
4. 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
Recorded : January 5, 1977 in Volume M77, pages 207 and 210, all Deed records of Klamath County, Oregon

STATE OF OREGON: COUNTY OF KLAMATH :

Filed for record at request of First American Title the 12th day
of August A.D., 19 98 at 3:01 o'clock P. M., and duly recorded in Vol. M98
of Hearts on Page 29660
FEE: \$35.00
By Berntha G. Letsch County Clerk
Kathleen Green