

64668

Vol 1998 Page 30254

After recording return to: '98 AUG 17 P3:06

TITLE ORDER NO: K-52816

GEORGE J. WIK

KEY ESCROW NO: 41-1823

1831 NE ELLIOTT PL.

GRESHAM, OR 97030

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

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL OR CORPORATION)

EUGENE E. HAMBURGER, an individual Grantor,

conveys and warrants to:

GEORGE J. WIK and JOAN M. WIK, husband and wife, Grantees,

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

Lot 1 Block 1 of Wagon Trail Acreages No. 2, according to the official
plat thereof on file in the office of the County Clerk of Klamath County,
Oregon.

SUBJECT TO THE FOLLOWING EXCEPTIONS: (See Exhibit "A")

Tax Account No: 129729

Map No: 2309-12B-100

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 30.030.

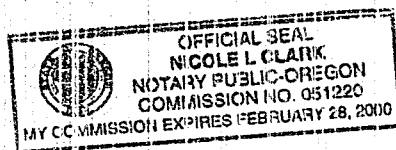
The true consideration for this conveyance is \$28,500.00. However, if
the actual consideration consists of or includes other property or other
value given or promised, such other property or value was part of the/the
whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of
Directors.

Dated this 14th day of August, 1998.

GRANTOR(S):

Eugene E. Hamburger
EUGENE E. HAMBURGER



STATE OF OREGON, County of Deschutes) ss.

This instrument was acknowledged before me on 8/14, 1998,
by EUGENE E. HAMBURGER

Nicole L. Clark
Notary Public for Oregon

My commission expires: 2/28/2000

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EXHIBIT "A"

1. Taxes for the fiscal year 1998-99 a lien not yet payable.
2. Easements for utilities as shown on the plat of Wagon Trail Acreages No. 2, and reservations shown on said plat as follows: "...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 Plan may provide."
3. Covenants, 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, for Wagon Trail Ranch
Recorded : August 30, 1972 in Volume M72 page 9766, and amended by amendments recorded January 3, 1977 in Volume M77 page 207 and 210, Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 17th day
of August A.D. 19 98 at 2:06 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 30254

FEE \$35.00

By Bernie G. Litsch County Clerk
Kathleen Reed