

After recording return to:

LAWRENCE E. NICHOLS7800 MELQUA ROADUMPUA, OR 97486'98 AUG 25 P3:10 TITLE ORDER NO: K-52818
KEY ESCROW NO: 41-1825Until a change is requested tax statements
shall be sent to the following address:
SAME AS ABOVEWARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)JACK PIERCE and JERRY PIERCE, as tenants in common Grantor,
conveys and warrants to:LAWRENCE E. NICHOLS and M. EILEEN NICHOLS, 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: R128702

Map No: 23-09-01-C0-07200

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 \$12,500.00. 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 20th day of August, 1998.

GRANTOR(S):

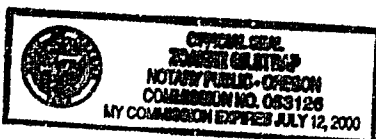
JACK PIERCEJERRY PIERCESTATE OF OREGON, County of Lane) ss.This instrument was acknowledged before me on August 20, 1998,
by JACK PIERCE and JERRY PIERCEDonna L. Strat
Notary Public for OregonMy commission expires: 7-12-00

EXHIBIT "A"

Lot 17 in Block 6 of 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:

1. Taxes for the fiscal year 1998-99 a lien not yet payable.
2. 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."
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 9765, Deed records of Klamath County, Oregon
 Recorded : July 30, 1975 in Volume M75, page 8741, Deed records of Klamath County, Oregon
 As modified or amended by instrument
 Recorded : January 5, 1977 in Volume M77, pages 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 First American Title the 25th day
 of August A.D., 19 98 at 3:10 o'clock P. M., and duly recorded in Vol. M98
 of Deeds on Page 31263
 FEE \$35.00
 By Bernetha G. Letsch, County Clerk
Kathleen Rose