

After recording return to:

MAURICE F. BRIGGS

P.O. BOX 2635

LAPINE, OR 97739

98 DEL-2 P329

TITLE ORDER NO: R-53058

KEY ESCROW NO: 41-2009

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

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

MICHAEL A. DINGEMAN and CONNIE M. DINGEMAN, husband and wife Grantor,
conveys and warrants to:

MAURICE F. BRIGGS, an individual, Grantee,

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

Tax Account No: R128711

Map No: R-2309-00100-07100-000

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 \$17,500.00. 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.

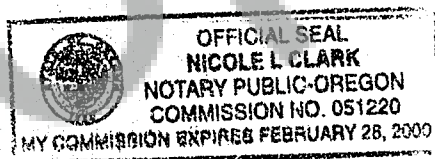
If grantor is a corporation, this has been signed by authority of the Board of
Directors.

Dated this 25th day of November, 1998.

GRANTOR(S):

MICHAEL A. DINGEMAN

CONNIE M. DINGEMAN



STATE OF OREGON, County of Deschutes) ss.

This instrument was acknowledged before me on 11/25, 1998,
by MICHAEL A. DINGEMAN and CONNIE M. DINGEMAN

Nicole L. Clark
Notary Public for Oregon

My commission expires: 2/28/2000

~~Certified to be a true copy of that which
it purports to be, by:~~

~~KEY TITLE COMPANY~~

1. Restrictions shown on the recorded plat and contained in the Declaration for Wagon Trail Acres No. 1, Second Addition, as follows: "declares that fee title to all private ways, streets, roads, private recreational areas, sem-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."
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 instrument
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, page 207, Deed records of Klamath County, Oregon

As modified or amended by instrument
Recorded : January 5, 1977 in Volume M77, page 210, Deed records of Klamath County, Oregon
3. Regulations and Assessments of Wagon Trail Ranch Homeowners Association.

The following matters pertain to Lenders Extended coverage only:
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 2nd day
of December A.D., 19 98 at 3:29 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 44111.

FEE \$35.00

By Bernetha G. Letsch County Clerk
Kathleen Brasel