

After recording return to: W. M. J. M. 18  
NANCY L. STILLWELL  
3601 PRESCOTT RD. #125  
MODESTO, CA 95366

TITLE ORDER NO: K-53725  
 KEY ESCROW NO: 41-2289

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

WARRANTY DEED -- STATUTORY FORM  
 (INDIVIDUAL OR CORPORATION)

CHARLES W. HOBBS and BONNIE C. HOBBS, husband and wife Grantor,

conveys and warrants to:

NANCY L. STILLWELL and JUDITH L. VAN HORN, not as tenants in common, but with the right of survivorship. Grantee.

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

Lot 17 in Block 9 of Wagon Trail Acreages No. 1, Second addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO THE FOLLOWING EXCEPTIONS:

1. Reservations and Restrictions in the Declaration for 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, 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, Restrictions, Protective Covenants and Conditions for Wagon Trail Ranch recorded August 30, 1972 in Volume M72 page 9766, Deed records of Klamath County, Oregon.

Tax Account No: 129159 Map No: 2309-1C-1800

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 OR LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$16,500.00. 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 8-15 day of MARCH, 1999.

GRANTOR(S):

Charles W. Hobbs  
 CHARLES W. HOBBS

Bonnie C. Hobbs  
 BONNIE C. HOBBS

CALIFORNIA  
 STATE OF ~~KENNESAW~~ County of RIVERSIDE ) ss.

This instrument was acknowledged before me on MARCH 15, 1999,  
 by CHARLES W. HOBBS and BONNIE C. HOBBS

Richard J. Kestler  
Notary Pub. for ~~OREGON~~ CALIFORNIA

My commission expires: 1-17-2002



STATE OF OREGON: COUNTY OF KLAMATH ss

Filed for record at request of First American Title the 23rd day  
of March A.D. 1999 at 11:18 o'clock A. M., and duly recorded in Vol. 199  
of Deeds on Page 10228

FEE \$35.00

Linda Smith, County Clerk  
Richard J. Kestler

UNOFFICIAL COPY