

WESTERN TITLE & ESCROW

AFTER RECORDING MAIL TO:

JACK D. WALENCIAK and IRENE K. MORFITT
16314 WHITETAIL LANE
BEND, OR 97707

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MAIL TAX STATEMENTS TO:

JACK D. WALENCIAK and IRENE K. MORFITT
16314 WHITETAIL LANE
BEND, OR 97707

ORDER NO.: 991400033

K-54036

STATUTORY WARRANTY DEED

ROGER H. DINGEMAN, AN INDIVIDUAL

GRANTOR, conveys and warrants to

JACK D. WALENCIAK AND IRENE K. MORFITT, with rights of survivorship

GRANTEE, the following described real property free of encumbrances, except as specifically set forth herein situated in **KLAMATH** County, Oregon, to wit:

Lot 3 in Block 8 of WAGON TRAIL ACRES NUMBER ONE, SECOND ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
This property is free from encumbrances, EXCEPT:

SEE ATTACHED EXHIBIT "A"


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 \$
(Here comply with the requirements of ORS 93.030)

Tax ID #: 2309-01-173

Serial #: R129097

Dated: 6-1-99

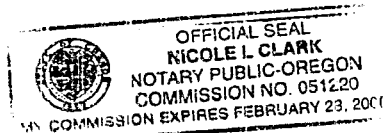

ROGER H. DINGEMAN

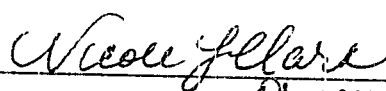
STATE OF OREGON)

) ss.

COUNTY OF DESCHUTES)

This instrument was acknowledged before me on June 1, 1999
by ROGER H. DINGEMAN




Notary Public in and for the State of Oregon
My commission expires: 2/23/2001

1. Restrictions shown on the recorded plat and contained in the dedication of Wagon Trail Acreages Number One, Second Addition.
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
And 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
3. Regulations and Assessments of Wagon Trail Ranch HOMEOWNERS ASSOCIATION.

State of Oregon, County of Klamath
Recorded 6/02/99, at 3:08 p.m.

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Linda Smith, County Clerk

Fee \$ 25-

Linda Smith