

1999 SEP -1 AM 11: 20

After recording return to:

JAMES A. PIERCE
1341 MARKET ST.
SPRINGFIELD, OR 97477

Vol M99 Page 35222
TITLE ORDER NO: K-53896

AMERICAN STATES ESCROW NO: 03-10122

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

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

BERNARD HAROLD and PAT HAROLD Grantor,

conveys and warrants to:

JAMES A. PIERCE AND DOROTHY A. PIERCE, TRUSTEES OF THE JAMES A. PIERCE AND
DOROTHY A. PIERCE LIVING TRUST DATED APRIL 4, 1994, Grantee,

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

Lot 7 in Block 8 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.

FOR ENCUMBRANCES, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Tax Account No: 129220

Map No: 2309-1C-3100

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 \$10,000.00 . 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 26 day of August, 1999.

GRANTOR(S):

Bernard Harold
BERNARD HAROLD

Pat Harold
PAT HAROLD

CALIFORNIA
STATE OF ~~OREGON~~, County of _____) ss.

This instrument was acknowledged before me on August, 1999,
by BERNARD HAROLD and PAT HAROLD

(See attached)

Notary Public for ~~OREGON~~
California

My commission expires: _____

K45

State of California
County of Alameda

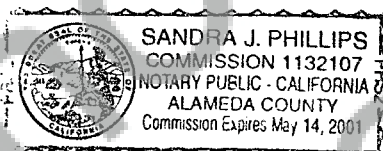
On 8/26/99 before me, Sandra J. Phillips, Notary Public, personally
appeared

PAT HAROLD

☐ personally known to me or ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Sandra J. Phillips
Sandra J. Phillips



OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

☒ INDIVIDUAL

☐ CORPORATE OFFICER(S)

TITLE(S)

☐ PARTNER(S) ☐ LIMITED

☐ GENERAL

☐ ATTORNEY-IN-FACT

☐ TRUSTEE

☐ GUARDIAN/CONSERVATOR

☐ OTHER

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

THIS CERTIFICATE MUST BE
ATTACHED TO THE DOCUMENT
DESCRIBED AT THE RIGHT

ALTHOUGH THE DATA REQUESTED
HERE IS NOT REQUIRED BY LAW, IT
COULD PREVENT FRAUDULENT
REATTACHMENT OF THIS FORM.

OPTIONAL SECTION

TITLE OR TYPE OF DOCUMENT WARRANTY DEED

NUMBER OF PAGES 1

DATE OF DOCUMENT 8/26/99

State of California
County of Alameda

On Aug 28, 1999 before me, Edward B. Belmont, Notary Public, personally appeared:

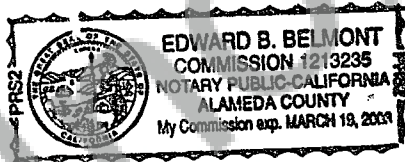
Bernard Harold

☐ personally known to me or ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Edward B. Belmont

Edward B. Belmont



OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

☒ INDIVIDUAL

☐ CORPORATE OFFICER(S)

TITLE(S)

☐ PARTNER(S) ☐ LIMITED

☐ GENERAL

☐ ATTORNEY-IN-FACT

☐ TRUSTEE

☐ GUARDIAN/CONSERVATOR

☐ OTHER

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

THIS CERTIFICATE MUST BE
ATTACHED TO THE DOCUMENT
DESCRIBED AT THE RIGHT

ALTHOUGH THE DATA
REQUESTED HERE IS NOT
REQUIRED BY LAW, IT COULD
PREVENT FRAUDULENT
REATTACHMENT OF THIS
FORM.

OPTIONAL SECTION

TITLE OR TYPE OF DOCUMENT

Warranty Deed

NUMBER OF PAGES

1

DATE OF DOCUMENT

8-26-99

EXHIBIT "A"

1. Taxes for the fiscal year 1999-2000 a lien not yet payable.

2. 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, contained 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, 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 for Wagon Trail Ranch

Recorded : August 30, 1972 in Volume M72 page 9766, Deed records of Klamath County, Oregon

As provided in Declaration Subjecting Wagon Trail Acreages Number 1, Second Addition, to the Declarations,

Restrictions, Protective Covenants and Conditions of Wagon Trail Ranch

Recorded : July 30, 1975 in Volume M75 page 8741, Deed records of Klamath County, Oregon

As amended by instrument

Recorded : January 5, 1977 in Volume M77 page 207, and Volume M77 page 210, All Deed records of Klamath County, Oregon

State of Oregon, County of Klamath
Recorded 9/01/99, at 11:20 a.m.

In Vol. M99 Page 35222

Linda Smith,

County Clerk

Fees 45⁰⁰