

WESTERN TITLE & ESCROW

AFTER RECORDING MAIL TO:

IRA E. HOLDEN
ALANA E. HOLDEN

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1999 NOV -9 PM 3:03

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

ORDER NO.: 991400254

K54775

STATUTORY WARRANTY DEED

RAY THORNBERG AND GLENDA THORNBERG, HUSBAND AND WIFE

GRANTOR, conveys and warrants to

IRA E. HOLDEN AND ALANA E. HOLDEN, HUSBAND AND WIFE

GRANTEE, the following described real property free of encumbrances, except as specifically set forth herein situated in **Deschutes** County, Oregon, to wit:
LOT 1 IN BLOCK 2 WAGON TRAIL ACREAGES NO.2, 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 "EXCEPTIONS" ATTACHED HERETO AND MADE A PART HEREOF.

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 **\$109,900.00**
(Here comply with the requirements of ORS 93.030)

Tax ID #:

Serial #: 129836

Dated: November 03, 1999

Ray Thornberg
RAY THORNBERG

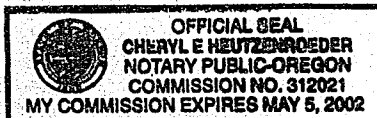
Glenda Thornberg
GLENDA THORNBERG

STATE OF OREGON }

} ss.

COUNTY OF DESCHUTES }

This instrument was acknowledged before me on November 4th, 1999
by RAY THORNBERG AND GLENDA THORNBERG



Cheryl E. Neutzendorfer
Notary Public in and for the State of OREGON
My commission expires: May 5, 2002

EXHIBIT "A"

1. Easement for utilities, fire protection, and roads as shown on the plat of Wagon Trail Acreages Number Two and reservations shown on said plat.

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 in Wagon Trail Ranch
Recorded : August 30, 1972 in Volume M72 page 9766, Deed records of Klamath County, Oregon
As amended by instrument
Recorded : January 6, 1977 in Volume M77 page 207 and 210, Deed records of Klamath County, Oregon

State of Oregon, County of Klamath
Recorded 11/09/99, at 3:03 p. m.
In Vol. M99 Page 44791
Linda Smith,
County Clerk Fee \$ 35⁰⁰