

NN

13878

Vol. MD0 Page 13878
STATE OF OREGON, } ss.
County of _____

MAURICE F. BRIGGS

P.O. BOX 2635

LAPINE, OR 97739

Grantor's Name and Address

200 APR 24 PM 1:22

MAURICE & JUDITH BRIGGS

P.O. BOX 2635

LAPINE, OR 97739

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

MAURICE & JUDITH BRIGGS

P.O. BOX 2635

LAPINE, OR 97739

Until requested otherwise, send all tax statements to (Name, Address, Zip):

MAURICE & JUDITH BRIGGS

P.O. BOX 2635

LAPINE, OR 97739

SPACE RESERVED
FOR
RECORDER'S USE

I certify that the within instrument was received for record on _____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Records of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____, Deputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that MAURICE F. BRIGGS, an individual

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto MAURICE F. BRIGGS and JUDITH BRIGGS, husband and wife, with survivorship hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ Vesting. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on 4/21/00; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

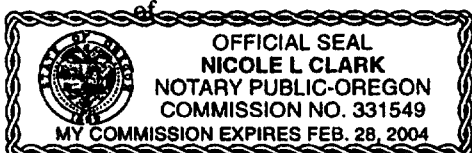
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

x Maurice F. BriggsSTATE OF OREGON, County of Deschutes ss.This instrument was acknowledged before me on 4/21/00, by Maurice F. Briggs

This instrument was acknowledged before me on _____, by _____

as _____

of _____



Notary Public for Oregon

My commission expires 2/28/04OC
3/1/04

EXHIBIT "A"

Lot 10 in Block 6 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.

1. Restrictions shown on the recorded plat and 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, 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
 Recorded 04/24/00, at 1:22 p m.
 In Vol. M00 Page 13878
 Linda Smith,
 County Clerk Fee \$ 31 -