

2000 MAY 17 AM 11:03



WESTERN
TITLE & ESCROW COMPANY

Vol M00 Page 17771

^{K55509}
WARRANTY DEED -- STATUTORY FORM

DENNIS PRATHER and BONNIE L. PRATHER, husband and wife, Grantor,
conveys and warrants to

SYLVANUS REED HUNT, JR. and CHERYL JEAN HUNT, husband and wife, Grantee,
the following described real property, free of encumbrances except as
specifically set forth herein, to wit:

LOT 1, IN BLOCK 3 OF WAGON TRAIL ACREAGES NUMBER TWO, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON.

Tax Account No(s): 129765
Map/Tax Lot No(s): 23-09-12-B0-00500

This property is free from encumbrances, EXCEPT:
SEE ATTACHED EXHIBIT "A"

The true consideration for this conveyance is \$37,500.00 .

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.

Dated this 9th day of May, 2000.

Dennis Prather
DENNIS PRATHER

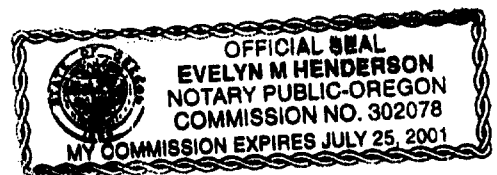
Bonnie L. Prather
BONNIE L. PRATHER

STATE OF OREGON, COUNTY OF Deschutes) SS.

This instrument was acknowledged before me on May 12, 2000 by DENNIS PRATHER
AND BONNIE L. PRATHER.

Evelyn M Henderson
(Notary Public for Oregon)

My commission expires 7-25-01



After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

Until a change is requested all tax statements
shall be sent to the following address:
SYLVANUS AND CHERYL HUNT
3071 NW ~~PINE~~ ^{Pine} STREET
ROSEBURG, OR 97470

TITLE NO. K-55509
ESCROW NO. 14-A044700

K26-

EXHIBIT "A"

1. Easements and utilities as shown on the plat of Wagon Trail Acreages No. 2, and reservations shown on said plat as follows: "...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 Plan may provide.

2. Declaration, Restrictions, Protective Covenants and conditions for Wagon Trail Ranch recorded August 30, 1972 in Volume M72 page 7966 and amended by Amendments recorded January 3, 1977 in Volume M77 page 207 and 210, Deed records of Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 05/17/00, at 11:08 a m.
In Vol. M00 Page 17771
Linda Smith,
County Clerk Fee \$ 26⁰⁰

Unofficial
Copy