

200 AUG 31 PM 3:05

Title Order No. K55782

Escrow No. 136222-JH

After recording return to:

Terry Ronald McFarlane

701 N W Warrenton Drive # 7

Warrenton, OR 97146

Name, Address, Zip

Until a change is requested all tax statements shall be sent to the following address.

Terry Ronald McFarlane

701 N W Warrenton Drive # 7

Warrenton, OR 97146

Name, Address, Zip

This space reserved for recorder's use

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State of Oregon, County of Klamath

Recorded 08/31/00, at 3:05 p.m.

In Vol. M00 Page 32162

Linda Smith,

County Clerk Fee \$ 21.00

STATUTORY WARRANTY DEED

Robert D Kortt and Delma N. Kortt, Trustees Under Agreement Dated October 3, 1997, an estate in fee simple, Grantor, conveys and warrants to Terry Ronald McFarlane and Norma Jane Lawson, 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 2 of WAGON TRAIL Acreages No. One, according to the official plat thereof on file in the office of the County Clerk of Klamath County, OREGON

Account No: 2309-001A0-01200-000 Key No: R 127589

This property is free from encumbrances, EXCEPT: Taxes for the fiscal year 1999-2000, a lien not yet payable; Easement for utilities, fire protection and roads as shown on the plat of Wagon Trail Acreages Number One and reservation 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 Design may provide."; Declarations, Restrictions, Protective covenants and conditions for Wagon Trail Ranch, recorded August 30, 1972 in Volume M72 page 9766, Microfilm records of Klamath County, Oregon Amended, recorded January 5, 1977 in Volume M77 page 207, Deed records of Klamath County, Oregon, Amended, recorded January 5, 1977 in Volume M77, page 210, Deed records of Klamath County, Oregon

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 \$19,500.00.

(Here comply with the requirements of ORS 93.030)

Dated this 29 day of August 20 00.

Robert D. Kortt
Robert D. Kortt

Delma N. Kortt
Delma N. Kortt

STATE OF OREGON, County of Jackson

This instrument was acknowledged before me on 29 August 00 ss. 29 00
by Robert D. Kortt and Delma N. Kortt



[Signature]
Notary Public for Oregon
My commission expires 3/8/2002

K21-