

03 OCT 10 AM 11:09

1st 271354

After recording, return to:

Brad and Mary Foote
PO Box 1142
La Pine, OR 97739

Until a change is requested, send all tax statements to:

Brad and Mary Foote
PO Box 1142
La Pine, OR 97739

Vol M03 Page 75650

State of Oregon, County of Klamath
Recorded 10/10/03 11:09 a m
Vol M03 Pg 75650-51
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2-

WARRANTY DEED

Donald G. Brown, Trustee, or his successors in trust, under the Don and Marva Brown Revocable Family Trust, dated November 1, 2001, and any amendments thereto, Grantor, conveys and warrants to Bradford L. Foote and Mary E. Foote, Husband and Wife, Grantee, the following described real property in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

Lot 14 in Block 4 of Wagon Trail Acreages No. 1, First Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Tax Account No. Map No.: 2309-1A-5600 Property ID: 128034

Subject to and excepting: See Exhibit "A" attached hereto and incorporated herein.

The true and actual consideration for this conveyance is \$20,000.00.

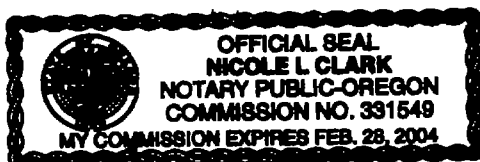
DATED 10-9-03, 2003.

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.

Donald G. Brown TTE
Donald G. Brown, Trustee

STATE OF OREGON)
)ss.
County of Deschutes)

This instrument was acknowledged before me on 10-9-03, 2003, by Donald G. Brown, Trustee, under the Don and Marva Brown Revocable Family Trust, dated November 1, 2001, and any amendments thereto.



Nicole L. Clark
Notary Public for Oregon

75651

1. Taxes for the fiscal year 2003-2004 a lien due, but not yet payable.
2. Liens and assessments of Wagon Trail Ranch Homeowners Association
3. Easement for utilities and fire protection as shown on the plat of Wagon Trail Acreages Number One First Addition and reservations contained on said plat as follows: "...that fee title to all common areas, streets, private ways, roads, private recreational areas, semi-public recreational or service areas, and leased scenic 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."
4. Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes:
Recording Information: August 30, 1972 in Volume M72 page 9766, and amended January 5, 1977 in Volume M77 page 207 and 210, Deed records of Klamath County, Oregon