

A-26252

5292

WARRANTY DEED

Vol M75 Page 11576

WILLIAM D. MITCHELL and MARY S. MITCHELL, husband and wife, Grantor
conveys and warrants to

RICHARD D. LILJA and IRENE E. LILJA, husband and wife, Grantee
the following described real property free of encumbrances except
as specifically set forth herein:

Lot Six (6) in Block Three (3) 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.

Subject To:

Taxes; and

Easements for fire protection and utilities as shown on the
plat of Wagon Trail Acreages, Number One and reservations
shown on said plat as follows: "...that fee title to all
common areas, streets, private ways, roads, private recrea-
tional areas, semipublic recreational or service areas,
leased scenic areas shall remain in Brooks Resources Cor-
poration to be conveyed to the Wagon Trail Homeowners
Association under such terms and conditions as the Master
Design may provide."; and

Declaration, Restrictions, Protective Covenants and Condi-
tions for Wagon Trail Ranch recorded August 30, 1972 in
Volume M72 page 9766, Microfilm records of Klamath County,
Oregon; and

Trust Deed executed by William D. Mitchell and Mary S.
Mitchell, husband and wife, as grantors, to Gerald A. Martin,
as trustee, for Brooks Resources Corp., as beneficiary,
dated June 27, 1973 recorded July 12, 1973 in Volume M73
page 8927, Microfilm records of Klamath County, Oregon,
which the grantees assume and agree to pay.

The true consideration for this conveyance is \$2,995.00.

Dated this 22nd day of September, 1975.

William D. Mitchell
Mary S. Mitchell

STATE OF OREGON, County of Deschutes) ss.

Personally appeared the above named William D. Mitchell and Mary S.
Mitchell, husband and wife and acknowledged the foregoing instrument to
be their voluntary act.

Charles R. Marsch
Notary Public for Oregon

CHARLES R. MARSCH
ATTORNEY AT LAW
1409 WALL STREET
BEND, OREGON 97701

My Commission Expires: 7/4/77

STATE OF OREGON, County of Klamath; ss.

Filed for record at request of Klamath County Title

this 24 day of Sept A. D. 1975 at 1:52 o'clock p.m.
duly recorded in Vol. M 75, of deed 11576

3.00

Wm D. Milne, County Clerk

Return to Carl Fette Co
P.O. Box 752
Bend, Oregon 97701

and to Richard D. Lilja
Star Rt 1 Box 1016
La Pine, Oregon 97739