

A - 27163

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WARRANTY DEED

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

Mr. and Mrs. Richard Robertson

4461 N. Stevely, Lakewood, CA 90713

ROBERT F. SARGENT and DOROTHY P. SARGENT, husband and wife, grantors,
convey and warrant to RICHARD C. ROBERTSON and DONNA D. ROBERTSON, husband
and wife, grantees, the following described property free of encumbrances
except as specifically set forth herein:

Lot 8 in block 2 of Wagon Trail Acreages No. One, First
Addition, according to the official plat thereof on file
in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

- (1) Taxes for 1976-1977 are now a lien but not yet payable.
- (2) Easements for utilities and fire protection as shown on
the plat of Wagon Trail Acreages No. One, First Addition and
reservations contained on said plat.
- (3) Declaration, restrictions, protective covenants and
conditions for Wagon Trail Ranch recorded in Volume M72
page 9766, Microfilm records of Klamath County, Oregon.
- (4) Trust Deed, including the terms and provisions thereof,
executed by Robert F. Sargent and Dorothy P. Sargent, husband
and wife, as grantors, to Gerald A. Martin, as trustee, for
Brooks Resources Corporation, as beneficiary, dated December 26,
1974, recorded January 3, 1975, in Volume M75 page 168,
Microfilm records of Klamath County, Oregon, which buyers
assume and agree to pay.

The true consideration for this conveyance is \$3,500.00.

Dated this 14 day of August, 1976.

Robert F. Sargent
ROBERT F. SARGENT

Dorothy P. Sargent
DOROTHY P. SARGENT

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STATE OF OREGON)
County of Deschutes) ss. Aug 14, 1976.

Personally appeared the above named ROBERT F. SARGENT and
DOROTHY P. SARGENT, husband and wife, and acknowledged the
foregoing instrument to be their voluntary act.

Before me:

Thomas P. Sommerfeldt
Notary Public for Oregon
My Commission Expires: Apr 11 1980

after recording, return to:

Bend Title Co.

P.O. Box 752

1351 N. Third St.

Bend, OR 97701

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title

this 24th day of August A. D. 1976 at 2:37 clock P M., one

July recorded in Vol. 1176, of DEEDS on Page 13203

Wm D. MILNE, County Clerk

By Dorothy S. Sargent

Fee - 6.00