

A-28304

WARRANTY DEED

Vol. ⁷⁷ Page 15835

JERRY D. GODFREY and SANDRA L. GODFREY, hereinafter called Grantor, convey to DONALD L. DISHON and JOANNE M. DISHON, husband and wife, hereinafter called Grantee, the following described real property:

Lot 2 in Block 3 of WAGON TRAIL ACREAGES NUMBER ONE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Easements for utilities and fire protection 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 recreational areas, semi-public recreational or service areas, 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."

SUBJECT TO: 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.

Amendment of the Declarations, Restrictions, Protective Covenants and Conditions for Wagon Trail Ranch, dated December 30, 1976, recorded January 5, 1977, in Volume M77 page 207, and Volume M77 page 210, Microfilm records of Klamath County, Oregon.

and covenant that Grantor is the owner of the above described property free of all encumbrances except as above described and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$6,200.00.

DATED this 12 day of August, 1977.

JERRY D. GODFREY

Vernon W. Robinson
ATTORNEY AT LAW
126 N.E. FRANKLIN AVENUE
BEND, OREGON 97701

SANDRA L. GODFREY

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STATE OF OREGON)
County of Linn) ss.

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Personally appeared JERRY D. GODFREY and SANDRA L. GODFREY and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Margaret M. Hale
NOTARY PUBLIC FOR OREGON
My Commission expires: _____

My Commission Expires Mar. 19, 1982

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

Donald L. & Joanne M. Dishon
12720 Lindo Lane
Lakeside, California 92040

Return
Sutton Financial Corp
1002 N.W. Bond St
Beal, Oregon 97701

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 26th day of AUGUST A.D., 19 77 at 3:33 o'clock P M., and duly recorded in Vol 477 of DEEDS on Page 15835.

FEE \$ 6.00

WM. D. MILNE, County Clerk

By Hazel Drazil Deputy

WARRANTY DEED
-2- and final