

50558

Vol. ^m78 Page 13457

WARRANTY DEED
MTC 6517

MARVIN A. RUSSELL and MARILYN J. RUSSELL, husband and wife, Grantors, convey and warrant to LESLIE J. STUTZMAN and SUZANNE STUTZMAN, husband and wife, Grantees, the following described real property free of encumbrances except as specifically set forth herein:

Lot 5, Block 1, WAGON TRAIL ACREAGES NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO the following exceptions:

1. Declaration, restrictions, protective covenants and conditions for Wagon Trail Ranch, recorded in Volume M72, page 9766, Microfilm Records of Klamath County, Oregon.
2. A 10 foot utility easement as shown on dedicated plat.
3. Subject to provisions of Wagon Trail Homeowners Association.
4. Easement across Wagon Trail Road, as disclosed by instrument recorded in Volume M76, page 12797, Microfilm Records of Klamath County, Oregon.
5. Easements for utilities and fire protection as shown on the official plat of Wagon Trail Acreages No. 1.

The true and actual consideration for this conveyance is the sum of \$7,150.00.

Until a change is requested, all tax statements shall be sent to the following address: LESLIE J. AND SUZANNE K. STUTZMAN
2719 BLUFF PLACE N.W., ALBANY OREGON 97321

DATED this 14 day of June, 1978.

MARVIN A. RUSSELL

MARILYN J. RUSSELL

DAVID F. P. GUYETT

1183 N.W. WALL STREET
BEND, OREGON 97701

-1- WARRANTY DEED

78 JUN 23 AM 11 21

13458

STATE OF OREGON)
) ss.
County of Deschutes)

On this 14 day of June, 1978, personally appeared before me the above named, Marvin A. Russell and Marilyn J. Russell, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Paul C. Adam
Notary Public for Oregon
My commission expires May 23, 1982

Return to
Lutton Financial
1002 N.W. Bend
Bend Oregon 97701

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 23rd day of June A. D. 1978 at 11:21 o'clock AM., or

fully recorded in Vol. M78, of Deeds on Page 13457

Wm D. MILNE, County Clerk
By Bernice A. Hellock

Fee \$6.00

2 and last WARRANTY DEED

LAW OFFICES OF
DAVID F. P. GUYETT
1183 N.W. WALL STREET
BEND, OREGON 97701