

55518

WARRANTY DEED

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

19729 Nugget Avenue

Bend, Oregon 97701

JAMES J. FERNS and GLORIA S. FERNS, husband and wife, grantors, convey and warrant to JON G. NEWTON and RUTH A. NEWTON, husband and wife, grantees, the following described property free of encumbrances except as specifically set forth herein:

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

SUBJECT TO:

1. Taxes for 1978-1979 are a lien but not yet payable.

2. Easements for utilities and fire protection as shown on the plat of Wagon Trail Acreages Number One and reservation 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.

3. Declarations, Restrictions, Protective Covenants and Conditions for Wagon Trail Ranch recorded August 10, 1972, in Volume M72 page 9766, Microfilm records of Klamath County, Oregon.

The true consideration for this conveyance is \$6,000.00.

Dated this 24th day of September, 1978.

James J. Ferns
JAMES J. FERNS

21200

Gloria S. Ferns
GLORIA S. FERNS

STATE OF OREGON)

County of Deschutes) ss.

Sept 21

, 1978.

Personally appeared the above named JAMES J. FERNS and
GLORIA S. FERNS, husband and wife, and acknowledged the
foregoing instrument to be their voluntary act. Before me:

Rosetta P. Dargatz
Notary Public for Oregon

My Commission Expires: May 3, 1980

STATE OF OREGON; COUNTY OF KLAMATH; ss.

and for record at request of Klamath County Title Co.

on 25th day of Sept. A.D. 1978 at 2:32 o'clock PM. and

is recorded in Vol. 178 of Deeds on Page 21199

W.D. MILNE, County Clk.

Fee \$6.00

By Rosetta P. Dargatz