

65476

MTC 7637

Vol. ^m79 Page 8226

WARRANTY DEED

VIRGIL KOENIG AND DELORES KOENIG, husband and wife,
Grantors, convey and warrant to ROLAND E. KIEPKE AND BETTY M.
KIEPKE, husband and wife, Grantees, the following described
real property free of encumbrances except as specifically set
forth herein:

Lot 4, Block 4, 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. Reservations as contained in plat dedication, to wit:
"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 Homeowners Association under such
terms and conditions as the Master Design may provide."
2. A 10 foot public utility easement along rear lot
line, as shown on dedicated plat.
3. Subject to the provisions of Wagon Trail Property
Owners Association.
4. Declarations and restrictions, but omitting restrictions,
if any, based on race, color, religion or national origin,
imposed by instrument, including the terms and provisions
thereof, recorded in Volume M72, page 9766, Microfilm
Records of Klamath County, Oregon.
5. An Easement created by instrument, including the
terms and provisions thereof, dated August 13, 1976,
recorded August 18, 1976 in Volume M76, page 12797,
Microfilm Records of Klamath County, Oregon, for
an easement across Wagon Trail Road.
6. Easements for utilities and fire protection as
shown on the dedicated plat.

The true and actual consideration for this conveyance
is the sum of \$47,000.00.

-1- Warranty Deed

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

8237

Until a change is requested, all tax statements shall be
sent to the following address: Department of Veterans' Affairs,
1225 Ferry St. S.E., Salem, Oregon 97310

DATED this 11th day of April, 1979.

Virgil Koenig
VIRGIL KOENIG

Delores Koenig
DELORES KOENIG

STATE OF OREGON)
County of Deschutes) ss.

On this 11th day of April, 1979, personally
appeared before me the above named Virgil Koenig and Delores Koenig
and acknowledged the foregoing instrument to be their voluntary
act and deed.

Virgil Koenig
Notary Public for Oregon
My commission expires: 12-11-81

AFTER RECORDING RETURN TO:

Key Escrow Company
P. O. Box 3131
Sunriver, Oregon 97701

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.
this 16th day of April A. D. 1979 at 10:08 o'clock A. M., and
fully recorded in Vol. M79, of Deeds on Page 8236

Wm D. MILNE, County Clerk

Fec \$6.00

By: Deborah D. Helch

2 and last Warranty Deed

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