

54907

K-38141

## WARRANTY DEED

Vol. 285 Page 17605

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

50175 Collar Drive, La Pine, OR 97739

Brooks Resources Corporation, an Oregon corporation, grantor, conveys and warrants to

R. Dale Rongey and Patricia A. Rongey, husband and wife

the following described real property free of encumbrances except as specifically set forth herein:  
State of Oregon, County of

Lots 16 and 17, in Block 3, Wagon Trail Acreages No. 1 Third Addition, Tract No. 1136, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

**SUBJECT TO any reservations in patents and the following:**

1. The 1985-86 Taxes.

2. Rights of the public in any portion of the herein described premises lying within the limits of any road or highway.

3. Easements for utilities as shown on the plat of Wagon Trail Acreages No. 1 Third Addition, Tract 1136, 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

**CONTINUED ON BACK**  
This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses.

The true consideration for this conveyance is \$ 6,500.00

DATED this 28th day of October 19 85

**Brooks Resources Corporation**

*Michael P. Hollern*  
Michael P. Hollern, President

STATE OF OREGON, County of Deschutes, ss:

The foregoing instrument was acknowledged before me this 28th day of October 19 85

by **Michael P. Hollern, President**

of **BROOKS RESOURCES CORPORATION**,  
an Oregon Corporation, on behalf of the corporation.

*Paul H. Buchanan*  
Notary Public for Oregon

My Commission Expires: 1/22/87

STATE OF OREGON, County of

, ss:

I certify that the within instrument was received for record on the day of  
19 at O'Clock m. and recorded in Volume on page  
said County.

Records of

County Clerk

Deputy

17606

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3. (continued) shall remain in Brooks Resources Corporation to be conveyed to the Wagon Trail Ranch Homeowners Association under such terms and conditions as the Master Plan may provide."
4. Declaration of Wagon Trail Ranch recorded August 30, 1972 in Volume M-72 on page 9766, Deed Records of Klamath County, Oregon, as set forth in Declaration establishing Wagon Trail Acreages No. 1, Third Addition, Tract No. 1136, and annexing it to Wagon Trail Ranch, dated December 6, 1979, recorded December 11, 1979, Volume M-79 on page 28494, Deed Records of Klamath County, Oregon.
5. Agreement, including the terms and provisions thereof, between Midstate Electric Cooperative, Inc., and Brooks Resources, dated October 21, 1981 and recorded November 5, 1981, in M-81 on page 19308, records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of October A.D., 19 85 at 1:51 o'clock P M., and duly recorded in Vol. M85 day  
of Deeds on Page 17605  
Evelyn Biehn,  
By \_\_\_\_\_ County Clerk

FEE \$9.00

Return to:  
R. Dale Rongey  
50175 Collar Drive  
LaPine, Or. 97739

