

Nixon Role in Coast Land Deal Unclear

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More than a million dollars worth of real estate controlled by President Nixon was not included in the statement on his net worth issued by the White House on Sept. 16.

The property involved is the Western White House, a 22-acre estate and Spanish-style mansion in San Clemente, Calif.

Mr. Nixon took possession of the place in the summer of 1969 and has spent a few weeks at a time there in different seasons since then.

While White House members have said that Mr.

Nixon will eventually own only a quarter of the property, the records on file show that it has not been divided, and the people who formerly owned it say they have been paid off.

Land ownership records show that the title rests with a trustee but that someone borrowed \$1-million and gave the property as collateral.

Some Aspects Unclear

The complexities of the transaction, and the absence of any full explanation of Mr. Nixon's interest, make it unclear whether Mr. Nixon owns all, or just part, and which part; whether he has a debt, and if so, how much and to whom it is owed;

or whether some friend owns the property or a large part of it, and gives Mr. Nixon the use of it.

Three years ago White House staff members said that Mr. Nixon owned only about a quarter of the acreage, plus the house; that he had paid \$100,000 down and had assumed a \$240,000 mortgage. But none of this is reflected in land title records.

To outsiders, it is very plain that Mr. Nixon lives on all the estate and completely controls the use of all of it. Secret Service agents under his orders bar all persons from the grounds

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