

1-1-74

14399

WARRANTY DEED Vol. M76 Page

8034

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM FREDERICK DIXON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARY ALICE DIXON, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit: Lot 16 of Bailey Tracts less the northerly 66.5 feet of the westerly 154.275 feet.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration consists of or includes other property or value given or promised which is the whole consideration. It includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 17 day of April, 1976; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath, 17, 1976

Personally appeared the above named William Frederick Dixon

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: CAROL ROGERS, Notary Public for Oregon, My commission expires 2-22-80

William Frederick Dixon, 1515 Juniper

Mary Alice Dixon, 2643 Kane, Klamath Falls, OR 97601

After recording return to: Mary Alice Dixon, 2643 Kane, Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address: Mary Alice Dixon, 2643 Kane, Klamath Falls, OR 97601

STATE OF OREGON, County of, 19, ss.

Personally appeared, who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: (OFFICIAL SEAL) Notary Public for Oregon, My commission expires:

STATE OF OREGON, County of Klamath, ss.

I certify that the within instrument was received for record on the 1 day of June, 1976, at 10:31 o'clock A.M., and recorded in book N 76 on page 8034 or as file/reel number 14399

Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm D Milne, Recording Officer, 3.00 Deputy

78 JUN 17 1976