

15457
KNOW ALL MEN BY THESE PRESENTS, That
CHARLES D. DIXON and MARJORIE L. DIXON, husband and wife,

hereinafter called the grantor,

for the consideration hereinafter stated to the grantor paid by
MARIO ESPITIA and MARIA ESPITIA,
hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the en-
tirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and
appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of
Oregon, described as follows, to-wit:

Lot 2 and North 59 feet of Lot 3 in Block 13 of
the Town of Merrill, Oregon

SUBJECT TO: 1970-71 taxes; and easements and rights of
way of record or apparent on the land.

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the en-
tirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that gran-
tor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the above granted 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 paid for this transfer, stated in terms of dollars, is \$ 6,500.00
XX

In construing this deed and where the context so requires, the singular includes the plural, the masculine in-
cludes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to
make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 24th day of
July, 1970; if the grantor is a corporation, it has caused its corporate name to be signed and its cor-
porate seal to be affixed hereunto by its officers duly authorized hereunto by order of its board of directors.

Charles D. Dixon
Marjorie L. Dixon

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath

Personally appeared the above named Charles
D. & Marjorie L. Dixon, husband
& wife and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL) *[Signature]*
Notary Public for Oregon
My commission expires:
Sept. 11, 1971

STATE OF OREGON, County of _____, 19____ ss.

Personally appeared _____ and
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 be-
half 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:
Notary Public for Oregon
My commission expires:
(OFFICIAL SEAL)

NOTE--The sentence between the symbols Ⓢ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO _____

After recording return to
Mario Espitia et al.
PO Box 315
Merrill Ore
97632

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

FEE \$ 3.00

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instru-
ment was received for record on the
24th day of JUNE, 1976,
at 11:14 o'clock A.M., and recorded
in book M-76 on page 9518
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

WM. D. MILNE
COUNTY CLERK Title.
By *Hazel Magid* Deputy