

36808

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A-28365

## -WARRANTY DEED-

JUAN A. TEZANOS and EVA M. TEZANOS, husband and wife, as Grantors, convey to FRANK C. DEXTER and MARY E. DEXTER, husband and wife, and HENRY DODD and DORA ANNETTE DODD, husband and wife, as Grantees, all that real property situate in the County of Klamath, State of Oregon, described as:

All that portion of Lot 5 in Block 4 of ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, that lies North of the ditch that was constructed for drainage purposes and which runs approximately East and West through the Center of said tract.

and covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water users and sanitation districts; 1975-76 taxes are now a lien but not yet payable; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Eight Thousand Fifty-Eight and No/100ths (\$8,058.00) DOLLARS.

DATED this 10 day of Sept, 1975.

Juan Tezanos  
Eva M. Tezanos

STATE OF OREGON )  
County of Klamath ) ss.

Sept 10, 1975.

Personally appeared the above-named JUAN A. TEZANOS and EVA M. Tezanos, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

[Signature]  
Notary Public for Oregon  
My Commission expires: 8-5-79

Until a change is requested, all tax statements shall be mailed to the following address: Dept of Veterans Affairs, 1225 Ferry St, Salem, Oregon  
Return to: Grantee 2821 Bisbee, K. Falls, Or 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 11th day of OCTOBER A.D., 1977 at 3:19 o'clock P M., and duly recorded in Vol. M77 of DEEDS on Page 18910.

FEE \$ 3.00

WM. D. MILNE, County Clerk.

By [Signature] Deputy