

RICHARD W. DIXON & FLORENCE R. DIXON, husband and wife

hereinafter called grantor, convey(s) to

JOHN KLAITTER & INCARNATION KLAITTER, husband and wife

all that real property situated in the County

of Klamath, State of Oregon, described as:

Lot 1, Block 5, Tract No. 1035 known as GATEWOOD, in the County of Klamath, State of Oregon.

Subject to:

1. Set back provisions as delineated on the recorded plat, 25 feet from front lot line on all lots and 20 feet along side street lines.
2. Utility easements as delineated on the recorded plat.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Gatewood.
4. Mortgage, including the terms and provisions thereof, recorded November 25, 1974 Book M-74 Page 15117 in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs, which grantees herein assume & agree to pay.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as set forth hereinabove

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 \$ 50,000.00 *

Dated this 10th day of July, 1978.

Richard W. Dixon

Florence R. Dixon

STATE OF OREGON, County of Klamath) ss.

On this 10th day of July, 19 78 personally appeared the above named Richard W. Dixon & Florence R. Dixon and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Barlene V. Addington

Notary Public for Oregon

My commission expires: 3-22-81

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to: Tax statement
Mr. & Mrs. John Klawitter
P.O. Box 5264
Klamath Falls, Oregon

STATE OF OREGON,)

) ss.

County of Klamath)

I certify that the within instrument was received for record on the 11th day of July, 1978 at 11:01 o'clock A M. and recorded in book N78 on page 14823 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By

Bernetha Phelps

Deputy

Fee \$3.00