

ROBERT J. GUYTON and LORRAINE J. GUYTON, Husband and wife

WILLIAM F. DIXON and PATRICIA L. DIXON, Husband and wife

of Klamath State of Oregon, described as:  
Lot 9, Block 4, Tract No. 1087, FIRST ADDITION TO BANYON PARK, in the County  
of Klamath, State of Oregon.

SUBJECT TO:

- 1) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.  
2) Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District. 3) Reservations, restrictions and recitals contained in that certain deed from Oregon-Washington Investment Co., a Corporation to Edgar L. Turner and Mary Turner, husband and wife, dated October 23, 1948 and recorded October 28, 1948 in Book 226 at page 191, Deed Records of Klamath County, Oregon, omitting restrictions, herein, if any, based on race, color, religion or national origin. (Covers Additional Property.) 4) Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof recorded December 23, 1974, Book M-74, Page 16182. (NOTE: This instrument erroneously names Banyon Park and should be corrected to read First Addition to Banyon Park.)

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

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 \$ 49,000.00

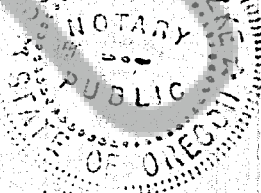
Dated this 28th day of June 19 79

Robert J. Guyton  
ROBERT J. GUYTON

Lorraine J. Guyton  
LORRAINE J. GUYTON

STATE OF OREGON, County of Klamath ) ss.

On this 29th day of June, 19 79 personally appeared the above named ROBERT J. GUYTON and LORRAINE J. GUYTON and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

Susan C. Patke  
Notary Public for Oregon

My commission expires: 11/2/82

- \* 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:  
Mr. & Mrs. William Dixon  
4710 Pepperwood Ct  
Klamath Falls, Or. 97601  
Send tax statements to:  
Dept. of Veterans Affairs  
1225 Perry St E  
Salem, Oregon 97310

STATE OF OREGON, )

County of Klamath ) ss.

I certify that the within instrument was received for record  
on the 29th day of June, 19 79  
at 3:16 o'clock P.M. and recorded in book M79  
on page 15483 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

By Bernetha H. Leitch Deputy

Fee \$3.00