

19556-2

72273

WARRANTY DEED (INDIVIDUAL)

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MARJORIE F. MONROE

JAMES R. DIXON

hereinafter called grantor, convey(s) to

of KLAMATH, State of Oregon, described as:

Lot 1, Block 5, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Oregon, State of Oregon.

SUBJECT TO: Taxes for the year 1979-80 are now a lein but not yet due and payable

Trust Deed dated April 15, 1970, recorded April 17, 1970 in book M-70 @ page 2991, which the Grantees agree to assume and pay in full. By assignment recorded September 8, 1970, in book M-70 @ page 7911; by assignment recorded September 10, 1970 in M-70 @ page 7986.

Regulations to the City of Klamath Falls.

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

that which is 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 \$ 37,750.00 *

Dated this 13 day of August 1979

Marjorie F. Monroe
MARJORIE F. MONROE

STATE OF OREGON, County of KLAMATH) ss.

13 DAY OF August 1979 personally appeared the above named Marjorie F. Monroe and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Donna K. Rick
NOTARY PUBLIC-OREGON
My Commission Expires 7/21/83

Notary Public for Oregon

My commission expires:

* 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)

MONROE

TO

DIXON

After Recording Return to: T/A Donna

SEND TAX STATEMENTS TO:

same as know listed

STATE OF OREGON,)

) ss.

County of Klamath)

I certify that the within instrument was received for record on the 13th day of August, 1979, at 3:17 o'clock P.M. and recorded in book 179 on page 19249 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Berntha Hetch

Deputy

Fee \$3.50