

OA

52703

WARRANTY DEED

AKA Marina G. Wilson

KNOW ALL MEN BY THESE PRESENTS, That MARINA WILSON, an unmarried woman, who acquired title as Marina George Avisov

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CAROLYN LANE, a single woman, and E. DAVID DIXON, a single man

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The South 1/2 of the West 1/2 of the West 1/2 of the North 1/2 of the North 1/2 of the North 1/2 of the Government Lot 7 in Section 5, Township 37 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the said 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 \$ 3,000.00

~~However, the actual consideration/interest of or includes/offset/property or value given or promised, which is the whole of the consideration (indicate which).~~ (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 27 day of August, 1985 if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Marina G. Wilson

California
STATE OF OREGON, County of Santa Barbara } ss.
August 27, 1985

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

Personally appeared _____ and

_____, who, being duly sworn, 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 behalf 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:

(OFFICIAL SEAL)

Before me
L. Greenburg

Notary Public for Oregon California
My commission expires: Feb. 8, 1989

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

Marina G. Wilson
322 E. Middleton #35
Santa Barbara, CA 93101
GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Carolyn Lane
3876 E. Main Street
Ventura CA

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

same as above

NAME, ADDRESS, ZIP

STATE OF OREGON, _____) ss.
County of Klamath

I certify that the within instrument was received for record on the 30th day of August, 1985, at 11:44 o'clock A.M., and recorded in book/reel/volume No. M85 on page 13894 or as fee/title/instrument/microfilm/reception No. 52703, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By *Tom Smith* Deputy

Fee: \$5.00