

1967/50

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

KNOW ALL MEN BY THESE PRESENTS, That CHARLES D. DIXON and ALICE JEANNE DIXON, husband and wife,

to grantor paid by DALE A. NEWNHAM and MADALINE F. NEWNHAM, husband and wife

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: Those parts of Government Lots 3 and 4 lying Westerly of Sprague River and all of Government Lot 5, Section 6, Township 36 South, Range 10 E.W.M. SUBJECT TO: Rights of the public in and to any portion of said premises lying within the limits of roads and highways; Rights of the public and of Governmental bodies in and to that portion of the herein described property lying below the ordinary high water mark of Sprague River; That certain mortgage, including the terms and provisions thereof, dated September 25, 1968, recorded September 30, 1968, in M-68 at page 8869, at 11:12 A.M., given to secure the payment of \$26,000.00, with interest thereon and such future advances as may be provided therein, executed by Charles D. Dixon and Alice Jeanne Dixon, husband and wife, to Gienger Enterprises, Inc., with a present unpaid balance of approximately \$24,956.50 with interest, which said note and mortgage grantees assume and agree to pay according to the terms thereof.

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 except as shown above

grantor will warrant and forever defend the above granted 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 \$25,643.50.

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 24th day of June, 1969.

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above named CHARLES D. DIXON and ALICE JEANNE DIXON, Husband and Wife

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me Evelyn Biehn
Notary Public for Oregon

My commission expires 11/25/72

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Adeline M. Dondeela
3500 Sumner St #25
Klamath Falls 97603

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 25th day of Oct., 1988, at 10:02 o'clock A.M., and recorded in book M88 on page 17977.
Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Title.

Fee \$8.00

By Adeline M. Dondeela, Deputy.

28 OCT 25 AM 10 02