



Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Jack Lee Potter individually, and as surviving heir of Frances Mae Potter
convey(s) to William O. Dixon and Betty Jean Dixon, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as:
LOT 35 PLEASANT HOME TRACTS, KLAMATH COUNTY, OREGON

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES."

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.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record and apparent on the land 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 \$ 7,709.07. *However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which)* (Delete between symbols; if not applicable. See ORS 93.030)

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

IN WITNESS WHEREOF, the grantor has executed this instrument this 2nd day of March, 19 89.

Jack Lee Potter

STATE OF OREGON, County of Klamath)ss.

March 2, 19 89.

Personally appeared the above named Jack Lee Potter

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

Before me:

Evelyn Biehn
Notary Public for Oregon
My Commission Expires: 3-22-89

Jack Lee Potter
1755 Ivory
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

William O. Dixon & Betty Jean Dixon
8622 Reeder Road
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. William O. Dixon
1755 1/2 Ivory
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

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

As Above

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 2nd day of March, 19 89, at 1:10 o'clock A M., and recorded in book/reel/volume No. M89 on page 3629 or as document/fee/file/instrument/microfilm No. 97623, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Debra L. Morrison Deputy

Fee \$8.00