

43121

WARRANTY DEED

K-43743

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JOSEPHINE COUNTY TITLE CO, P.O. BOX 71, 118 N.E. "C" ST., GRANTS PASS, OREGON
P.O. BOX 730, CAVE JUNCTION, OREGON

KNOW ALL MEN BY THESE PRESENTS, That RAYMOND D. DIMMICK and DEBORAH DIMMICK husband and wife
hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by BARBARA SINCLAIR, hereinafter called 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, sit-
uated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

BLOCK 64, LOT 3, of the 5th ADDITION TO NIMROD RIVER PARK, as shown on map
in official records of said county.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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.

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 none.

and that 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 whomso-
ever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00 and
other goods and valuable consideration.

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 2nd day of April, 19 92

RAYMOND D. DIMMICK

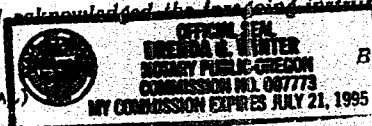
DEBORAH DIMMICK

STATE OF OREGON, County of Josephine ss.Personally appeared the above named R.D. DIMMICK and DEBORAH DIMMICK

April 2, 19 92

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

(OFFICIAL SEAL)



Before me:

Brenda G. Winter
Notary Public for Oregon
My commission expires

Dimmick

GRANTOR'S NAME AND ADDRESS

Barbara Sinclair
487 Jones Creek Road
Grants Pass, Oregon 97527

GRANTEE'S NAME AND ADDRESS

After recording return to:

JOSEPHINE COUNTY TITLE CO
1051-B NE 6TH STREET
GRANTS PASS, OR 97526

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

SAME AS ABOVE (SINCLAIR)

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath

I certify that the within instru-
ment was received for record on the
6th day of April, 19 92,
at 3:06 o'clock PM, and recorded
in book M92 on page 7194 or as
file/reel number 43121
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
Recording Officer

By Debra M. Muelender Deputy

Fee \$30.00

SPACE RESERVED
FOR
RECORDER'S USE

92 APR 5 PM 3 06