

#01039934
WARRANTY DEED

AFTER RECORDING RETURN TO:

ANDREW A. PATTERSON
P.O. 5091
KLAMATH FALLS, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVERICHARD L. DIXON hereinafter called GRANTOR(S), convey(s) to
ANDREW A. PATTERSON hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:Lots 5 and 6, Block 2, BUENA VISTA FIRST ADDITION TO THE CITY OF
KLAMATH FALLS, in the County of Klamath, State of Oregon.

Code 1 Map 3809-19CC TL 1700

"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."

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, if any, and those 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
\$18,000.00.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 25 day of May 1993.X Richard L. Dixon
RICHARD L. DIXONSTATE OF NEVADA, County of Washoe ss.On this 25th day of May, 1993,Personally appeared the above named RICHARD L. DIXON and
acknowledged the foregoing instrument to be his voluntary act
and deed.Before me: Tania Maffett
Notary Public for Nevada
My Commission Expires: January 2, 1995

Aspen
TITLE & ESCROW, INC.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow, Inc. the 28th day
of May A.D., 19 93 at 10:49 o'clock A.M., and duly recorded in Vol. M93
of Deeds on Page 12292

FEE \$35.00

Evelyn Biehn County Clerk

By Annette Mueller

THIS INSTRUMENT WAS FILED FOR RECORD IN THE COUNTY OF Klamath, State of Oregon, on the 28th day of May, 1993, at 10:49 o'clock A.M., and duly recorded in Vol. M93 of Deeds on Page 12292.

THE PARTIES TO THIS INSTRUMENT ARE: Aspen Title & Escrow, Inc.

THE PURPOSE OF THIS INSTRUMENT IS TO: Record the deed of the property described in the above instrument.

THE PARTIES HEREBY AGREE THAT: the deed of the property described in the above instrument is a true and correct copy of the original deed.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals at the County of Klamath, State of Oregon, on the 28th day of May, 1993.

[Signature]
Evelyn Biehn
County Clerk

TANIA MARRETT
Notary Public - State of Nevada
MY APPOINTMENT EXPIRES MAY 2, 1995
APPOINTMENT RECORDED IN WASHOE COUNTY