

#01039934 Warranty Deed

AFTER RECORDING RETURN TO:

ANDREW A. PATTERSON
P.O. 5091
KLAMATH FALLS, DR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: SAME AS ABOVE

RICHARD L. DIXON here inafter called GRANTOR(S), convey(s) to ANDREW A. PATTERSON here inafter 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 UITNESS UHEREOF, the grantor has executed this instrument this 25 day of May 1993.

X tishuff.

RICHARD L. DIXON

STATE OF MEVADA, County of Wastoc )ss.

Un this 22 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: Onic To Jott Notary Public for Nevada

Notary Public for Nevada Ny Commission Expires: Assuran 2 1992



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