

## WARRANTY DEED

MTC 30776-MK

KNOW ALL MEN BY THESE PRESENTS, That

ROBERT GARROSS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DOUGLAS DEXTER and SHEILA BILIKAS - DEXTER, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lot 9, 12 and 13 in Block 36 of FOURTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## MOUNTAIN TITLE COMPANY

"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 and the above granted premises, free from all encumbrances

except those of record and those apparent upon the land, if any, as the date of this deed and that grantor will warrant and forever defend the said 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 \$ 8,000.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 23 day of August, 1993, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,

County of Klamath ss.August 23, 1993.

Personally appeared the above named

ROBERT GARROSS

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

Before me:

Mary Kenneally  
Notary Public for Oregon  
My commission expires: 4/20/96



STATE OF OREGON, County of \_\_\_\_\_

The foregoing instrument was acknowledged before me, this

\_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_

\_\_\_\_\_, president, and by \_\_\_\_\_

\_\_\_\_\_, secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon \_\_\_\_\_

My commission expires: \_\_\_\_\_

ROBERT GARROSS

1322 PERALTA AVE.

BERKELEY, CA 94702

GRANTOR'S NAME AND ADDRESS

DOUGLAS DEXTER and SHEILA BILIKAS - DEXTER

425 E. TABOR

FAIRFIELD, CA 94533

GRANTEE'S NAME AND ADDRESS

After recording return to:

DOUGLAS DEXTER and SHEILA BILIKAS - DEXTER

425 E. TABOR

FAIRFIELD, CA 94533

NAME, ADDRESS, ZIP

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

DOUGLAS DEXTER and SHEILA BILIKAS - DEXTER

425 E. TABOR

FAIRFIELD, CA 94533

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was

received for record on the 15thday of Sept., 1993at 9:55 o'clock P.M., and recordedin book M93 on page 23719 of itsfile/reel number 68108

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

Recording Officer

By Darlene Munn Deputy

Fee \$30.00