

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That PATRICIA L. RICKER NOW KNOWN AS PATRICIA L. RICKER-LEWIS and SCOTT J. LEWIS hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RALPH E. DOTSON and TAMMY L. DOTSON, 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 thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lot 10 in Block 109 of BUENA VISTA ADDITION to the City of Klamath Falls, 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."

AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930, 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 \$ 43,500.00

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 17 day of Jan, 19 94; 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 Klamath17 19 94 ss.

Personally appeared the above named

PATRICIA L. RICKER-LEWISSCOTT J. LEWISand acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Helen M. Smith

Notary Public for Oregon

My commission expires: 4/20/96

STATE OF OREGON, County of _____) ss.

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: _____ (SEAL)

PATRICIA L. RICKER-LEWIS and SCOTT J. LEWIS4728 ALPINE DRIVEKLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS

RALPH E. DOTSON and TAMMY L. DOTSON1020 CALIFORNIA AVENUEKLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

RALPH E. DOTSON and TAMMY L. DOTSON1020 CALIFORNIA AVENUEKLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

Until a change is reported all its covenants shall be sent to the following address:

RALPH E. DOTSON and TAMMY L. DOTSON1020 CALIFORNIA AVENUEKLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.I certify that the within instrument was received for record on the 20th day of Jan, 19 94,at 9:12 o'clock A. M., and recorded in book 194 on page 2048 or as file/reel number 74734,

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County ClerkPauline Mullendore Recording Officer Deputy

Fee \$30.00