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04-13-94P03:31 RCVD

Volm94 Page 11055

WARRANTY DEED

De SCROW, INC. ITLE ESCROW NO. 01041500

AFTER RECORDING RETURN TO: James V. Dixon, Jr. and Margaret E. Hamm c/o Aspen Title Co.

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

JAMES H. HARTT, and JUNEEN KAREN HARTT, father and daughter hereinafter called GRANTOR(S), convey(s) to JAMES VICTOR DIXON, JR. and MARGARET E. HAMM, son and mother, not as tenants in common, but with full rights of survivorship, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 65, ROSELAWN, a subdivision of Lot 70, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon. TOGETHER WITH that portion of alley vacated by Ordinance No. 5038 recorded December 10, 1958 in Book 307, at Page 405, which inures to said property.

Code 1, Map 3809-298D, Tax Lot 8100

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"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING UR 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 30.390."

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 apparent upon the land, and Irust Deed recorded November 14, 1984, in Book M-84, Page 19287, in favor of Margaret Wing, which Trust Deed the Grantees herein agree to assume and pay according to the terms contained therein.,

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 \$53,000.00.

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 1st day of April, 1994. Kanna MOLM B. Haith JAMES H. HARTT KAREN HARTT JUNEEN STATE OF OREGON, County of Klamath)ss. OFFICIAL SEA The foregoing instrument was acknowledged before me this $\frac{1340}{151}$ day $\frac{13}{151}$ day $\frac{1}{151}$ Kelly Husbands h Before me: DINOT OREC 022: Notary Public for Presan Consor My Commission Expires: 🛃 007 ned v.P. 3-22-97 Jan N.P. 7995 STATE OF Lalifornia ____, County of <u>San Francisco</u>)ss. The foregoing instrument was acknowledged before me this 874 7. K.H. Continued on next page

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of	April	A.D., 19 <u>_94</u> at		P_M., and du	ly recorded in Vol.	<u></u> day
		10	Deeds	_ on Page110		
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STATE OF OREGON: COUNTY OF KLAMATH:

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OFFICIAL SEAL KELLY HUSBANDS NOTARY PUBLIC - CALIFORNIA Ony & County of San Francisco My Comm Expires Jan 22, 1995

Concurrent, and make there to

Before me: <u>Nelles Hallessolu</u> Notary Public for <u>Il State of California</u> My Commission Expires: <u>Jan 22, 1993</u>

STORE TRACE

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