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04-18-94A11:02 RCVD

04-13-94P03:31 RCVD

WARRANTY DEED

Vol. 94 Page 11389
Vol. 94 Page 11055**Aspen**

TITLE & ESCROW, INC.

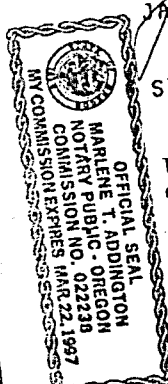
ASPEN TITLE ESCROW NO. 01041500

AFTER RECORDING RETURN TO:
James V. Dixon, Jr. and Margaret E. Hamm
c/o Aspen Title CoBEING RE-RECORDED TO CHANGE
LOT 70 to BLOCK 70UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEJAMES 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:BLOCK
Lot 65, ROSELAWN, a subdivision of ~~XXXX~~ 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 3809-2980, Tax Lot 8100

"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 30.390."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 Trust 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.James H. Hartt
JAMES H. HARTTX Juneen Karen Hartt
JUNEEN KAREN HARTT

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 13th day ma N.P.
of April, 1994, by James H. Hartt.Before me: Kelly Husbands W. Arlene Addington
Notary Public for Oregon ma N.P.
My Commission Expires: March 22, 1997 K.H.STATE OF California, County of San Francisco)ss.The foregoing instrument was acknowledged before me this 8th day ma N.P.
Continued on next page K.H.

K.H.

11380

11390

11056

WARRANTY DEED
PAGE 2

day of April, 1994, by Juneen Karen Hartt.

Before me: Kelly Husbands
Notary Public for State of California
My Commission Expires: Jan 22, 1995



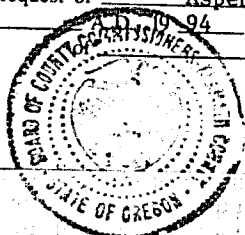
STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 13th day
of April 1994 at 3:31 o'clock P M., and duly recorded in Vol. M94
Deeds on Page 11055

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline Mullendore



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 18th day
of April A.D., 1994 at 11:02 o'clock A M., and duly recorded in Vol. M94
Deeds on Page 11389

FEE \$10.00

Evelyn Biehn - County Clerk

By Pauline Mullendore

THE STATE OF OREGON, COUNTY OF KLAMATH, ss. I, Evelyn Biehn, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same appears from the records of the County of Klamath, State of Oregon.

WITNESS my hand and the seal of the County of Klamath, State of Oregon, this 13th day of April, 1994.

Evelyn Biehn, County Clerk

NOTARY PUBLIC - CALIFORNIA
KELLY HUSBANDS
My Comm. Expires Jan 22 1995