85496 08-05-94P03:04 RCVD MOUNTAIN TITLE COMPANY ~~M-T 33508-MK~~ Vol M94 Page 24245

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ARTHUR V. DIXON and MARIAN I. DIXON, as tenants by the entirety *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* WILLIAM S. HOFFMAN, *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 8, Block 2, RAINBOW PARK ON THE WILLIAMSON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. ~~TOGETHER WITH~~ an undivided 1/68th interest in Lots 4 and 5, Block 1, ~~RAINBOW PARK ON THE WILLIAMSON.~~

~~TOGETHER WITH a PARAM~~ Mobile Home ~~OR Plate #X~~ 70077, ID ~~#MF3237AB~~

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 $ 74,000.00 .

~~[illegible] part of the consideration (indicate which) [illegible] See ORS 93.030~~

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 5th *day of* August, *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.*

Arthur V. Dixon
ARTHUR V. DIXON

Marian I. Dixon
MARIAN I. DIXON

STATE OF OREGON,)
County of Klamath) *ss.*
August 5, *19* 94.

Personally appeared the above named ARTHUR V. DIXON, MARIAN I. DIXON *and acknowledged the foregoing instrument to be* their *voluntary act and deed.*

Before me: Mary Kenneally
Notary Public for Oregon
My commission expires: 4/20/95

OFFICIAL SEAL
MARY KENNEALLY
NOTARY PUBLIC - OREGON
COMMISSION NO. 014776
MY COMMISSION EXPIRES APR. 20, 1996

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)*

ARTHUR V. DIXON and MARIAN I. DIXON
P.O. BOX 864
CHILOUQIN, OR 97624
GRANTOR'S NAME AND ADDRESS

WILLIAM S. HOFFMAN
P.O. BOX 7891
KLAMATH FALLS, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
WILLIAM S. HOFFMAN
P.O. BOX 7891
KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
~~WILLIAM S. HOFFMAN~~
~~P.O. BOX 7891~~
~~KLAMATH FALLS, OR 97601~~
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,) *ss.*
County of Klamath
I certify that the within instrument was received for record on the 5th *day of* Aug, *19* 94, *at* 3:04 *o'clock* P *M., and recorded in book* M94 *on page* 24245 *or as file/reel number* 85496, *Record of Deeds of said county.*
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Nuckadee *Deputy*

Fee $30.00

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