



WARRANTY DEED

#03042749

AFTER RECORDING RETURN TO:

LANA WATSON-DAWKINS
3828 CLINTON AVENUE
KLAMATH FALLS, OR 97603

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

WILLIAM LEE GIBSON and CLIDIA J. GIBSON, husband and wife,
hereinafter called GRANTOR(S), convey(s) to LANA WATSON-DAWKINS,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

Lot 16, LANDIS PARK, in the County of Klamath, State of Oregon.

Code 41 Map 3909-10DA TL 2600

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 Mortgage
recorded in Book M-79 at page 14868, which Grantee herein does
not assume nor agree to pay, 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
\$62,000.00.

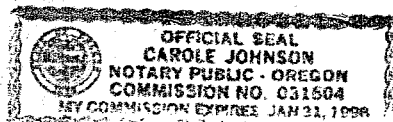
In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 18th day of January, 1995.

William Lee Gibson
WILLIAM LEE GIBSON

Clidia J. Gibson
CLIDIA J. GIBSON

STATE OF OREGON)
County of Klamath) ss.



The foregoing instrument was acknowledged before me this 18th
day of January, 1995, by WILLIAM LEE GIBSON and CLIDIA J.
GIBSON.

Before me: Carol Johnson
Notary Public for Oregon

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 18th day
of Jan. A.D. 19 95 at 10:59 o'clock A. M. and duly recorded in Vol. M95
of Deeds on Page 1152

Bernetha G. Letsch, County Clerk

FEE \$30.00

By Pauline T. Anderson