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WARRANTY DEED

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WARRANTY DEED

Meridee Dickson-Dunn

of Hope, Idaho

County of Bonner

hereby CONVEYS, GRANTS and WARRANTS TO

Ronald Wishon

GRANTOR(S)

State of Idaho

Return: whose current address is

for the sum of P.O. Box 57122, Los Angeles, California 90057
Seven Hundred Fifty and no/100

GRANTEE(S)

Dollars (\$750.00)

the following described tract(s) of land in Klamath

County, State of Oregon

Lot 1, Block 25, FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. Reservations and easements as contained in plat dedication, to wit: "subject to a 16 foot easement centered on the back and side lines of all lots for future public utilities and to all easements and reservations of record."

2. Reservations as contained in Deed recorded June 11, 1959 in Volume 313, page 275, Deed Records of Klamath County, Oregon, to wit: "subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States."

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 of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$750.00.

In Witness Whereof, the grantor has executed this instrument this 5th day of January, 1995.

Location of above described property Lot 1, Block 25, 1st. Addition to Klamath Forest Estates, County of Klamath, Oregon House No. _____ Street _____

WITNESS the hand of said Grantors this

5th

day of January A.D. 1995

Meridee D. Dunn
Meridee Dickson-Dunn

(NOTARY SEAL)

State of Idaho

County of Bonner

ss.

On the 5th day of January A.D. 1995

personally appeared before me

Meridee D. Dunn

the signer(s) of the within instrument, who duly acknowledged to me that she executed the same.

Residing at:

Sundpoint

My Commission expires: 11/10/97

STATE OF OREGON: COUNTY OF KLAMATH:

ss.

Filed for record at request of

of February

A.D. 1995

at

Deeds

10:04 o'clock

A.M.

the

6th

day

on Page

2640

and duly recorded in Vol.

195

FEE \$30.00

Bernetha G. Latsch County Clerk

By

Connetta Mueller