

2246

## WARRANTY DEED

Vol. M95 Page 17062

MTC 35720DS

DONALD R. DEXTER, JR. and DANIELE Y. DEXTER, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to STEVEN W. BEETS and ELEANORE L. BEETS, husband and wife, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

Lot 14 in Block 42, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

and the 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.

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.

The true and actual consideration for this conveyance is \$ 114,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2033 MELROSE ST., KLAMATH FALLS, OR 97601

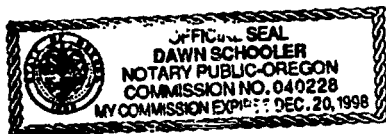
Dated this 28 day of June, 1995

Donald R. Dexter, Jr.  
DONALD R. DEXTER, JR.  
Daniele Y. Dexter his attorney in fact  
Daniele Y. Dexter  
DANIELE Y. DEXTER

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. June 28 19 95  
COUNTY OF Klamath

Personally appeared the above named Daniele Y. Dexter, individually and as attorney-in-fact for Donald R. Dexter, Jr.  
and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Dawn Schooler  
Notary Public for OREGON

My commission expires 12/20/98

(seal)

Return to:

STEVEN W. BEETS  
2033 MELROSE ST.  
KLAMATH FALLS, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 29th day  
of June A.D., 1995 at 3:42 o'clock P M., and duly recorded in Vol. M95  
of Deeds on Page 17062

Bernetha G. Letsch County Clerk  
By Annelle Mueller

FEE \$30.00