



## WARRANTY DEED

V

ASPEN TITLE #05043549

AFTER RECORDING RETURN TO:  
RONALD C. & CYNTHIA R. SLATON  
CYNTHIA R. SLATON

PO Box 788

Menall, Oregon 97633

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

DAVID A. DIXON AND VIRGINIA M. DIXON, HUSBAND AND WIFE  
hereinafter called GRANTOR(S), convey(s) to RONALD C SLATON AND  
CYNTHIA R. SLATON, HUSBAND AND WIFE hereinafter called  
GRANTEE(S), all that real property situated in the County of  
KLAMATH, State of Oregon, described as:

The N 1/2 of Lot 14, Block 301, DARROW ADDITION TO THE CITY OF  
KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33DA TAX LOT 8900

CS  
R.S.  
"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, contracts and/or  
liens for irrigation and/or drainage, AND Trust Deed including  
the terms and provisions thereof, recorded February 2, 1994, in  
Volume M94, Page 3850, in favor of Sylvia I. Neely, which Trust  
Deed Grantee herein AGREES to assume and pay according to the  
terms and provisions 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  
\$39,000.00.

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 14th day of August 1995.

David A Dixon  
DAVID A. DIXON

Virginia M Dixon  
VIRGINIA M. DIXON

STATE OF OREGON

County of KLAMATH

On 8-15, 1995, DAVID A. DIXON AND VIRGINIA M. DIXON  
personally appeared before me,

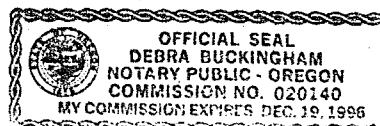
✓ who is personally known to me

✓ whose identity I proved on the basis of SD

✓ whose identity I proved on the oath/affirmation of

to be the signer of the above document, and he/she acknowledged  
that he/she signed it.

Debra B. [Signature]  
Notary Public for OREGON

WARRANTY DEED  
PAGE 2My Commission Expires: 12-19-96

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 15th day  
of August A.D., 19 95 at 3:51 o'clock P M., and duly recorded in Vol. M95  
of Deeds on Page 21692.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Annette Mueller