

WARRANTY DEED

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UTC 36223DS

JANIS L. NIX, WHO ACQUIRED TITLE AS JANIS L. MC CULLOUGH, Grantor(s) hereby grant, bargain, sell and convey to ROBERT R. DUTTON and MAUREEN E. DUTTON, 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 127 of PLEASANT HOME TRACTS NO. 2, according to the officla 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 \$ 38,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5202 COTTAGE AVE, KLAMATH FALLS, OR 97603

Dated this 14 day of Sept., 1995.

Janis L. Nix
JANIS L. NIX

NOTARY ACKNOWLEDGEMENT

STATE OF MICHIGAN

SS. 9-14

19 95

COUNTY OF OKLAND

Personally appeared the above named JANIS L. NIX

and acknowledged the foregoing instrument to be her voluntary act.

Before me:

Notary Public for

LAURA M. SCHMIDTKE
Notary Public, Oakland County, MI
My Comm. Expires Sept. 25, 1996

My commission expires

(seal)

Return to:

ROBERT R. DUTTON
5202 COTTAGE AVE
KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 18th day of Sept A.D., 19 95 at 10:46 o'clock A M., and duly recorded in Vol. M95 of Deeds on Page 25141

FEE \$30.00

By Bernetha G. Letcher, County Clerk

09-18-95A10:46 RCVD