

8427

WARRANTY DEED

Vol. 1795 Page 29694



KNOW ALL MEN BY THESE PRESENTS, That Erich H. Spiess & Meladee Dodds DBA M&E Enterprises of Galt.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Moses R. Dickerson & Myra Dickerson

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 13, Block 2, Tract No 1096, Americana, County of Klamath, State of Oregon, Code 218, Map 3909-14DA-2900

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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 None

and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 97,500.00.  
However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 1st day of October, 19 95, if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

*Erich H. Spiess*  
*Meladee Dodds*

STATE OF OREGON, County of Sacramento ss.

This instrument was acknowledged before me on 10/25, 1995, by \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_

as \_\_\_\_\_



*Terry Parker*  
Notary Public for Oregon  
My commission expires Mar 24, 1996

M&E Enterprises  
620 Myrtle Ave  
Galt, Calif. 95632  
Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip):  
MOSES R. DICKERSON  
430 HAVENCREST  
Klamath Falls, Oreg. 97603  
Until requested otherwise send all correspondence to (Name, Address, Zip):  
MOSES R. DICKERSON  
430 HAVENCREST  
Klamath Falls, Oregon  
97603

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, } ss.  
County of Klamath

I certify that the within instrument was received for record on the 31st day of October, 1995, at 10:40 o'clock A.M., and recorded in book/reel/volume No. M95 on page 29694 and/or as fee/file/instrument/microfilm/reception No. 8427, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch Co Clerk  
NAME TITLE  
By Annette Mueller, Deputy.

Fees: \$30.00

830.01  
CL