

MTC 36634 HF

WARRANTY DEED

CARL L. N. DUDLEY and CAROLYN DUDLEY,
Grantor(s) hereby grant, bargain, sell and convey
TIMOTHY O. SEXTON and ROBERTA G. SEXTON, 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:

Lots 8 and 9 in Block 10 of CHILOQUIN DRIVE ADDITION, 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 \$ 49,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. BOX 871, CHILOQUIN, OR 97624

Dated this 11 ~~27~~ day of 27, 1995

Carl L. N. Dudley
CARL L. N. DUDLEY

Carolyn Dudley
CAROLYN DUDLEY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIF SS. 11/27 19 95
COUNTY OF NAPA

Personally appeared the above named PERSONS - CARL L. N. DUDLEY
CAROLYN DUDLEY

and acknowledged the foregoing instrument to be not voluntary act.

Before me:

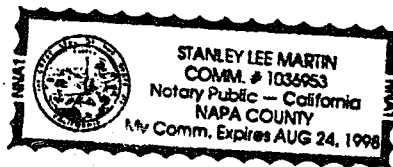
Stanley Lee Martin

Notary Public for _____

My commission expires _____

(seal)

Return to:
TIMOTHY O. SEXTON
P.O. BOX 871
CHILOQUIN, OR 97624



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

32783

No. 5907

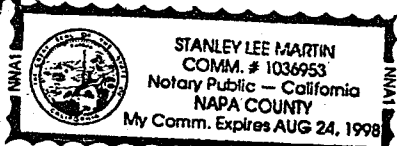
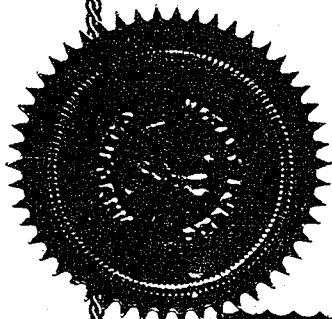
State of CALIF.

County of NAPA

On 11-27-95 before me, STANLEY LEE MARTIN
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared CARL L.N. DUDLEY AND CAROLYN DUDLEY
NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ she/they executed the same in ~~his~~ her/their authorized capacity(ies), and that by ~~his~~ her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Stanley Lee Martin
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER

TITLE(S)

- ☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 30th day
of Novmeber A.D., 19 95 at 3:48 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 32782

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Annette Mueller