

## '96 FEB 26 10:49 WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Mary Naomi Dixon, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Marsha Ann Slone, Gregory Charles Dixon, and Scott Michael Dixon, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto said grantees, each an undivided one-third interest as tenants in common, and unto grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The North half of the South half of the Northeast quarter (N1/2S1/2NE1/4) of Section Seventeen (17) in Township Thirty-nine (39) South of Range Ten (10) East of the Willamette Meridian, excepting the railroad right of way of the Oregon Parks and Recreation Department.

"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."

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

And said grantor hereby covenants to and with the grantees and grantees' heirs, successors and assigns that the real property is free from encumbrances created or suffered thereon by grantor except those of record and those apparent upon the land, if any, as the date of this deed and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is no monetary consideration. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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

In Witness Whereof, the grantor has executed this instrument this 26<sup>th</sup> day of Feb., 1996; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Mary Naomi Dixon  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on February 26, 1996,  
by Mary Naomi Dixon

This instrument was acknowledged before me on \_\_\_\_\_, 1996,  
by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_



Carmen Babcock  
Notary Public for Oregon  
My commission expires 5/4/98

Mary Naomi Dixon  
4140 Adelaide Apartment D  
Klamath Falls, Oregon 97603  
GRANTOR'S NAME AND ADDRESS

Marsha Ann Slone  
#4 Saint Andrews Close  
Isleham, Ely  
CAMBS CB7 5TB  
England

Gregory Charles Dixon  
6509 S. 89th Circle  
Ralston, Nebraska 68127

Scott Michael Dixon  
9944 257th St. Ct. E.  
Graham, Washington 98338

## GRANTEES' NAMES AND ADDRESSES

After recording, return to:  
Scott Michael Dixon  
9944 257th St. Ct. E.  
Graham, Washington 98338

Until requested otherwise send all tax statements to:  
Scott Michael Dixon  
9944 257th St. Ct. E.  
Graham, Washington 98338

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Mary N. Dixon  
on this 26th day of Feb A.D., 19 96  
at 10:49 o'clock A M. and duly recorded  
in Vol. M96 of Deeds Page 5105

Bernetha G. Letsch County Clerk  
By Quandine M. Henderson Deputy.

Fee,  
\$30.00