

21279

MTC38394KA

WARRANTY DEED Vol. M96 Page 20792

CARLOS A. BECERRA and SHARON BECERRA, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey to:
BENJAMIN L. DODSON and MERLENE R. DODSON, 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 4 in Block 6 of TRACT NO. 1149, LA WANDA HILLS NO. 2, 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 \$ 87,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 5306 GRACE DRIVE, KLAMATH FALLS, OR 97601

Dated this 3 day of July, 1996.

Carlos A. Becerra
CARLOS A. BECERRA

Sharon Becerra
SHARON BECERRA

NOTARY ACKNOWLEDGEMENT

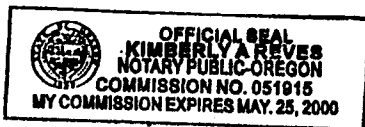
STATE OF OREGON

COUNTY OF KLAMATH

SS. July 3 19 96

Personally appeared the above named CARLOS A. BECERRA AND
SHARON BECERRA

and acknowledged the foregoing instrument to be THEIR voluntary act.



Before me:

Kimberly A. Reeves

Notary Public for Oregon

My commission expires 5/25/2000

(seal)

ESCROW NO. MT38394-KA

Return to:

BENJAMIN L. DODSON
5306 GRACE DRIVE
KLAMATH FALLS, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 12th day
of July A.D., 19 96 at 3:57 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 20792.

FEE \$30.00

Bernetha G. Letsch, County Clerk
By Kathleen Ross

96 JUL 12 P3:57