

'96 SEP 20 A11:10



ASPEN TITLE ESCROW NO. 05045044

WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

AFTER RECORDING RETURN TO:
MR. AND MRS. JOHN DALTON
5045 STUDIVANT AVENUE
KLAMATH FALLS, OR 07603

Filed for record at request of:

Aspen Title & Escrow
on this 20th day of Sept A.D. 19 96
at 11:10 o'clock A. M. and duly recorded
in Vol. M96 of Deeds Page 29820
Bernetha G. Letsch County Clerk

By Ruth F. Potts

Fee, \$30.00

Deputy.

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

DAVID R. POTTS AND RUTH F. POTTS, hereinafter called
GRANTOR(S), convey(s) to JOHN D. DALTON AND PEGGY D. DALTON,
husband and wife, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

Lot 45, LAMRON HOMES, in the County of Klamath, State of Oregon.
CODE 41 MAP 3909-11DC TAX LOT 7000

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$88,447.60.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 20th day of September 1996.

David R. Potts
DAVID R. POTTS

Ruth F. Potts
RUTH F. POTTS

STATE OF OREGON, County of Klamath)ss.

On this 20th day of September, 1996,

Personally appeared the above named DAVID R. POTTS AND RUTH F.
POTTS and acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me: Rhonda K. Oliver
Notary Public for Oregon

My Commission Expires: April 10, 2000

