



'96 OCT -4 P3:37

STATE OF OREGON,
County of Klamath ss.

WARRANTY DEED

Filed for record at request of:

ASPEN TITLE ESCROW NO. 05045271

AFTER RECORDING RETURN TO:
LOUISE NIXON
636 ROSEWAY DRIVE
KLAMATH FALLS, OR 97601

Aspen Title & Title
on this 4th day of October A.D. 19 96
at 3:37 o'clock P M. and duly recorded
in Vol. M96 of Deeds Page 31670
Bernetha G. Letsch County Clerk
By Ruth Ann Ross Deputy.

UNTIL A CHANGE IS REQUESTED ALL TAX Fee, \$30.00
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

RONALD D. HOGGARTH, hereinafter called GRANTOR(S), convey(s) to
H. LOUISE NIXON, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

All of Lots 46 and 57 and the East 10 feet of Lots 47 and 56,
ALSO one-half of the vacated alleys lying adjacent to said
lots, all in ROSELAWN, Subdivision of Block 70, Buena Vista
Addition to the City of Klamath Falls, in the County of
Klamath, State of Oregon.

CODE 1 MAP 3809-29BD TAX LOT 3800
CODE 1 MAP 3809-29BD TAX LOT 9500

"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
\$59,000.00.

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 3rd day of October, 1996.

Ronald D. Hoggarth
RONALD D. HOGGARTH

STATE OF OREGON, County of KLAMATH)ss.

On October 3, 1996, personally appeared RONALD D. HOGGARTH, and
acknowledged the foregoing instrument to be his voluntary act
and deed.

Before me: Rhonda K. Oliver
Notary Public for Oregon
My Commission Expires: April 10, 2000

