

30012

96 DEC 15 P3:30

Vol. m96 Page 39046

WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ESCROW NO.: 01045595
AFTER RECORDING RETURN TO:
MICHAEL D. DIMON
EVELYNNE M. DIMON

4355 Shasta Way
Klamath Falls, Or 97603

Aspen Title & Escrow
on this 16th day of December A.D., 19 96
at 3:30 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 39046
Bernetha G. Letsch
County Clerk

By Kathleen Rose
Deputy.

Fee, \$30.00

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

SUE ANN CASKEY and JANIS A. WILCYNski and ESTHER M. OWENS,
hereinafter called GRANTOR(S), convey(s) to MICHAEL D. DIMON
and EVELYNNE M. DIMON, husband and wife, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

The E 1/2 W 1/2 Lot 1, Block A, ALSO the North 20 feet of the
E 1/2 W 1/2 of Lot 2, Block A, HOMECREST, in the County of
Klamath, State of Oregon.

Code 41, Map 3909-3A8, Tax Lot 1100

"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, contracts and/or
liens for irrigation and/or drainage

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
\$40,000.00.

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 16th day of December, 1996.

Sue Ann Caskey
SUE ANN CASKEY

Esther M. Owens
ESTHER M. OWENS

Janis A. Wilczynski
JANIS A. WILCYNski

STATE OF OREGON, County of Klamath)ss.

On December 16, 1996, personally appeared SUE ANN CASKEY and
JANIS A. WILCYNski and ESTHER M. OWENS who acknowledged the
foregoing instrument to be their voluntary act and deed.

Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1997

