

35052

MT40879-LW WARRANTY DEED

Vol. 1797 Page 9029

WILLARD BLAIRE DAWSON,

Grantor(s) hereby grant, bargain, sell and convey to:

RAY H. KOENIG and JO ANN KOENIG, 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 5, Block 1, FIRST ADDITION TO WINEMA GARDENS, 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 \$ 81,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1733 CHINCHILLA WAY, KLAMATH FALLS, OR 97603

Dated this 27th day of March, 1997

*Willard Blaire Dawson*  
WILLARD BLAIRE DAWSON

STATE OF OREGON

ss: March 27 19 97

COUNTY OF KLAMATH

Personally appeared the above named WILLARD BLAIRE DAWSON

and acknowledged the foregoing instrument to be A voluntary act.



(seal)

Before me:

*Lisa Legget Weatherly*

Notary Public for OREGON

My commission expires 11/20/99

ESCROW NO. MT40879-LW

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Return to:

RAY H. KOENIG  
1733 CHINCHILLA WAY  
KLAMATH FALLS, OR 97603

Amerititle

on this 27th day of March A.D., 1997  
at 3:36 o'clock P. M. and duly recorded  
in Vol. M97 of Deeds Page 9029

Bernetha G. Letsch, County Clerk

By *Kathleen Rose*  
Fee, \$30.00 Deputy: