



36373

97 APR 21 AM 1:47

Vol. M97 Page 11943STATE OF OREGON,
County of Klamath ss.

WARRANTY DEED

Filed for record at request of:

ATC NO 03045853
AFTER RECORDING RETURN TO:
ROBERT & EDITH PAXTON
PO BOX 145
314.03 97622Aspen Title & Escrow
on this 21st day of April A.D., 1997
at 11:47 o'clock A. M. and duly recorded
in Vol. M97 of Deeds Page 11943

Bernetha G. Letsch, County Clerk

By Kathleen Rose

Fee, \$30.00

Deputy

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEBILL G. VAN DUSEN and DIANE M. VAN DUSEN, hereinafter called
GRANTOR(S), convey(s) to ROBERT R PAXTON and EDITH E. PAXTON,
husband and wife, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:Lot 2, Block 4, FIRST ADDITION TO BLEY-WAS HEIGHTS, in the
County of Klamath, State of Oregon.

CODE 58 MAP 3714-3DC TL 1000

"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
\$36,500.00.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 11th day of April, 1997.Bill G. Van Dusen
BILL G. VAN DUSENDiane M. Van Dusen
DIANE M. VAN DUSEN

STATE OF OREGON, County of Klamath)ss.

On April 11, 1997, personally appeared BILL G. VAN DUSEN and
DIANE M. VAN DUSEN who acknowledged the foregoing instrument to
be their voluntary act and deed.Carole D. Linde
Notary Public for Oregon
My Commission Expires: August 15, 2000.