



WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 05046338
AFTER RECORDING RETURN TO:
WILLIAM F. DIXON
SANDRA S. MULLICA
2541 MADISON AVENUE
KLAMATH FALLS, OR 97603

Aspen Title & Escrow
on this 13th day of June A.D., 1997
at 2:46 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 18281

Bernetha G. Letsch, County Clerk

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

By Kathleen Ross
Fee, \$30.00 Deputy.

MARY MARIE RITCHIE, hereinafter called GRANTOR(S), convey(s) to
WILLIAM F. DIXON AND SANDRA S. MULLICA, NOT AS TENANTS IN
COMMON, BUT WITH RIGHT OF SURVIVORSHIP, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

The West 230 feet of Lot 10, Block 2, HOMELAND TRACTS, in the
County of Klamath, State of Oregon.

EXCEPTING THEREFROM that portion lying within the boundaries of
Madison Avenue.

CODE 43 MAP 3909-1CB TAX LOT 3400

"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
\$87,900.00.

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 10th day of June, 1997.

Mary Marie Ritchie
MARY MARIE RITCHIE

STATE OF OREGON, County of Klamath)ss.

June 10, 1997,

Personally appeared the above named MARY MARIE RITCHIE and
acknowledged the foregoing instrument to be her voluntary act
and deed.

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

