

41247

'97 JUL 17 P3:23

**Aspen**

TITLE &amp; ESCROW, INC.

WARRANTY DEED

SIGNED BY: [Signature]

WITNESSED BY: [Signature]

ASPEN TITLE ESCROW NO. 03046422

AFTER RECORDING RETURN TO:

GEORGIA DIXSON

PO BOX 7798KIAMATH FALLS, OR 97603

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

JERRY L. FITZLAFF AND BARBARA J. FITZLAFF, hereinafter called  
GRANTOR(S), convey(s) to GEORGIA DIXSON, hereinafter called  
GRANTEE(S), all that real property situated in the County of  
KLAMATH, State of Oregon, described as:

Lot 3, Block 3, RAINBOW PARK ON THE WILLIAMSON, in the County of  
Klamath, State of Oregon.

TOGETHER WITH an undivided 1/68th interest in Lots 4 and 5 in  
Block 1 of said subdivision.

CODE 146 MAP 3407-22CA TL 1500

"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  
\$10,000.00.

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 14th day of July, 1997.

Jerry L. Fitzlaff  
JERRY L. FITZLAFF

X Barbara J. Fitzlaff  
BARBARA J. FITZLAFF

STATE OF CALIFORNIA )  
COUNTY OF Monterey ) ss.

On July 14, 1997 before me,  
Helene Grigsby personally appeared  
Jerry L. and Barbara J. Fitzlaff

personally known to me (or proved to me on the basis of  
satisfactory evidence) to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that  
he/she/they executed the same in his/her/their authorized  
capacity(ies), and that by his/her/their signature(s) on the  
instrument the person(s) or the entity upon behalf of which the  
person(s) acted, executed the instrument.  
WITNESS my hand and official seal.

88388

WARRANTY DEED  
PAGE 2

Signature

My commission expires:

*Z. La Verne Grigsby*  
*6-28-2000*



Z. La Verne Grigsby  
Comm #1099298  
NOTARY PUBLIC - CALIFORNIA  
MONTEREY COUNTY  
Comm. Exp. June 28, 2000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 17th day  
of July A.D. 19 97 at 3:23 o'clock P. M. and duly recorded in Vol. M97  
of Deeds on Page 22688

FEE \$35.00

By Bernetha G. Letsch, County Clerk

*Kathleen Rose*