

41794

KNOW ALL MEN BY THESE PRESENTS, That  
WILLIAM FREDERICK DIXON, MARY LEE NICKELL AND FRANCES PAULETTE DAY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid RAYMOND R. SOUZA AND MERRYETTA L. SOUZA, HUSBAND AND WIFE

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

LOT 5 OF HENLEY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

TO HAVE and to HOLD the same unto the said grantee and grantee's heirs, successors and assigns forever.  
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances  
Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.  
and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 35,000.00  
However, the actual consideration consists of or includes other property or value given or promised which is (the whole/ ~~part~~ the consideration (indicate which ) (The sentence between the symbols © , if not applicable should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 22nd day of July 19 97; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

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.

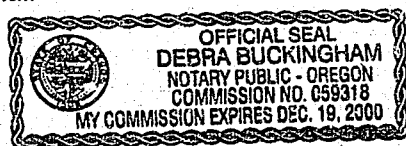
William Frederick Dixon  
Mary Lee Nickell  
Frances Paulette Day  
FRANCES PAULETTE DAY - witness  
Kimberly M. Barnes - witness

STATE OF OREGON  
County of Klamath } ss.

BE IT REMEMBERED, That on this 22nd day of July 19 97, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named William Frederick Dixon and Frances Paulette Day

known to me to be the identical individual <sup>s</sup> described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Debora Buckingham  
Notary Public for Oregon.  
My Commission expires 12-19-2000

WILLIAM FREDERICK DIXON

SAME

OR

Grantor's Name and Address

RAYMOND R. SOUZA

7930 HIGHWAY 39

KLAMATH FALLS, OR 97603

Grantee's Name and Address

After recording return to:

RAYMOND R. SOUZA

7930 HIGHWAY 39

KLAMATH FALLS, OR 97603

Name, Address, Zip

Until a change is requested all tax statements shall be sent to the following address.

RAYMOND R. SOUZA

7930 HIGHWAY 39

KLAMATH FALLS, OR 97603

Name, Address, Zip

Space Reserved  
For  
Recorder's Use

STATE OF OREGON,

County of \_\_\_\_\_ } ss.

I certify that the within instrument was received for record on the \_\_\_\_\_

day of \_\_\_\_\_, 19\_\_\_\_, at

\_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in

book/reel/volume No. \_\_\_\_\_ on

page \_\_\_\_\_ or as fee/file/instru-

ment/microfilm/reception No. \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Name

Title

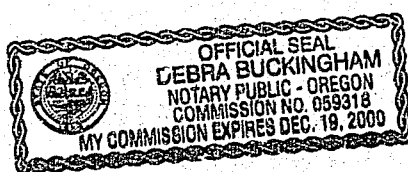
By

Deputy

STATE OF OREGON }  
COUNTY OF KLAMATH }

On this 22nd day of July, 1997, before me Debra Buckingham, Notary Public in and for the County and State, residing therein, duly commissioned and sworn, personally appeared TAMMY FINDLEY AND KIMBERLY BARNES, know to me to be the person whose name is subscribed to the within instrument, as a witness thereto, who being by me duly sworn, deposes and says: THAT they were present and saw MARY LEE NICKELL personally known to them to be the person whose name is subscribed to the foregoing instrument, execute and deliver the same, and acknowledge to said affiant that THEY executed the same; and that said affiant subscribed THEIR name thereto as a WITNESS.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this Certificate first above written.



*Debra Buckingham*  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 12-19-2000

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Klamath County Title

on this 24th day of July A.D., 1997  
at 2:12 o'clock P. M. and duly recorded  
in Vol. M97 of Deeds Page 23562

Bernetha G. Letsch, County Clerk

By *Kristin Ross*

Fec, \$35.00

Deputy