

'97 JUL 31 10:35



STATE OF OREGON,
WARRANTY DEED County of Klamath ss.

Filed for record at request of:

ATC NO 03046466
AFTER RECORDING RETURN TO:
RALPH & LECIA DOTSON
3509 Hilliard Ave.
Klamath Falls, O. 97603

Aspen Title & Escrow
on this 31st day of July A.D., 1997
at 10:35 o'clock A. M. and duly recorded
in Vol. M97 of Deeds Page 24584
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.

MICHAEL G. SWINGER SR. and MARGARET E. SWINGER, hereinafter
called GRANTOR(S), convey(s) to RALPH E. DOTSON and LECIA L.
DOTSON, husband and wife, hereinafter called GRANTEE(S), all
that real property situated in the County of Klamath, State of
Oregon, described as:

That portion of Lot 4 lying Westerly of the Klamath Falls-Malin
Highway and that portion of the Northerly 584.1 feet of Lot 3,
lying Westerly of the Klamath Falls-Malin Highway, in Section
2, Township 41 South, Range 10 East of the Willamette Meridian,
in the County of Klamath, State of Oregon.

CODE 18 MAP 4110-200 TL 400

*RD
LD*

"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
\$170,000.00.

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 31st day of July, 1997.

Michael G. Swinger Sr.
MICHAEL G. SWINGER SR.

Margaret E. Swinger
MARGARET E. SWINGER

STATE OF OREGON, County of Klamath)ss.

On July 31, 1997, personally appeared MICHAEL G. SWINGER and
MARGARET E. SWINGER who acknowledged the foregoing instrument
to be their voluntary act and deed.

Carole A. Linde
Notary Public for Oregon
My Commission Expires: August 15, 2000.

