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WITC HITGT-LW Vol. Mgg_ Hage 2115 WARRANTY DEEDVOL Mg7 Page 2562

GARRISON M. LOIS GARRISON and STEPHEN R. PERKINS, with the rights of survivorship, Grantor(s) hereby grant, bargain, sell and convey to: DOUGLAS L. DEXTER and SHEILA BILIKAS DEXTER, husband and wife, Grantee(s) and grantee's heirs, successors and assigns the following described

real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

A portion of the NE1/4 of the NE1/4 of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particulary described as follows:

The M1/2 S1/2 ME1/4 MB1/4, EXCEPTING therefrom the Westerly 50 feet.

SUBJECT TO: all those items of record and those apparent upon the land, if any. as of the date of this deed and those shown below, if any: and the 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.

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 30.930.

The true and actual consideration for this conveyance is \$ 163,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: ,

Dated this 3rd day of July, 1997 Å. M. LOIS NECESSAR her atter in fact 3 6 Alexin STEPHEN R. PERKIN STATE OF Or Egon ss. July 3, 1997 COUNTY OF Multnomah Personally appeared the above named Stephen R. Perkinsacting as P.1A for M. Lois Garrison and Stephen R. Perkins as himself. and acknowledged the foregoing instrument to be <u>a</u> voluntary act. OFFICIAL SEAL NANCY A LUTZ NOTARY PUBLIC - OREGON COMMISSION NO. 048823 MY COMMISSION EXPIRES NOV 23, 1939 Before me: SIONERS HUMAN Notary Public for oregon My commission expires (seal) STATE OF OREGON, ESCROW NO. MT41752-LW SS. County of Klamath Filed for record at request of: Return to: Service OF ORL DOUGLAS L. DEXTER 2622 Round Lake Rd. 2622 <u>Amerititle</u> 8th day of July _____A.D., <u>199</u>7 on this Klamath Fulls, OR 97601 3:54 o'clock_ at ___ P_____ M. and duly recorded in Vol. M97 of Deeds ____ Page ____ 21195 ___. INDEXED Bernetha G. Letsch, County Clerk 1/ b. Kothlun Kuss D. Deputy. Fee. \$30.00 30' 10,00

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Bernetha G. Letsch, County Clerk

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of	August	A.D., 19 <u>97</u>	at <u>11:42</u>	o'clock	<u>A.</u> M.,	and duly recorded	in Vol 197
	· · · · · · · · · · · · · · · · · · ·	of Deed	S		on Page	25629	

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