

56738

MTC 44034-KA
WARRANTY DEED Vol. M98 Page 13166

JAMES VICTOR DIXON, JR. and MARGARET E. HAMM, with the rights of survivorship, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
BETTY JOE SUITS,
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:

Lot 65, ROSELAWN, a subdivision of Block 70, BUENA VISTA ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon.
TOGETHER WITH that portion of alley vacated by Ordinance No. 5038 recorded December 10, 1958 in Book 307, at Page 405, which inures to said property.

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 \$ 75,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 725 ST. FRANCIS STREET, KLAMATH FALLS, OR 97601

Dated this 16th day of March April, 1998.

James Victor Dixon, Jr.
JAMES VICTOR DIXON, JR.

Margaret E. Hamm
MARGARET E. HAMM

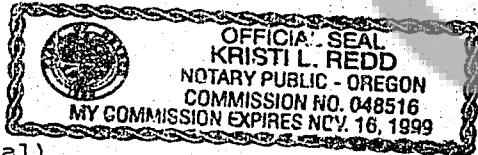
STATE OF OREGON

COUNTY OF KLAMATH

SS. March 16/16 19 98

Personally appeared the above named JAMES VICTOR DIXON, JR. AND
MARGARET E. HAMM

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:
Kristi L. Redd
Notary Public for Oregon
My commission expires 11/16/99

ESCROW NO. MT44034-KA

Return to:
BETTY JOE SUITS
725 ST. FRANCIS STREET
KLAMATH FALLS, OR 97601

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle
on this 21st day of April A.D., 1998
at 11:33 o'clock A. M. and duly recorded
in Vol. M98 of Deeds Page 13166

Bernetha G. Letsch, County Clerk

By Kathleen Ross
Fee, \$30.00 Deputy.