

64886

MTC 45612-MS

'98 AUG 20 P3:51

WARRANTY DEED

Vol. M98 Page 30708

DALE R. AWREY and TERESA M. AWREY, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: JAMES VICTOR DIXON and MARGARET E. HAMM, with the rights of survivorship, 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:

THE N1/2 SW1/4 SE1/4 SW1/4 OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, EXCEPTING THEREFROM THAT PORTION LYING WITHIN ELDE STREET.

TOGETHER WITH A 1977 FLEETWOOD MOBILE HOME, PLATE #X134703

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 \$ 50,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 33863 ELDE STREET, CHILOQUIN, OR 97624

Dated this 20th day of August, 1998

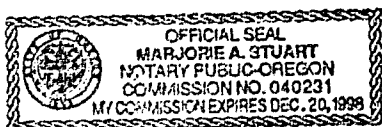
Dale R. Awrey
DALE R. AWREY

Teresa M. Awrey
TERESA M. AWREY

STATE OF Oregon SS. August 20 1998
COUNTY OF Klamath

Personally appeared the above named Dale R. Awrey and Teresa M. Awrey

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Margaret E. Hamm
Notary Public for Oregon
My commission expires 12-20-98

ESCROW NO. MT45612-MS

Return to:
JAMES VICTOR DIXON
33863 ELDE STREET
CHILOQUIN, OR 97624

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle
on this 20th day of August A.D., 1998
at 3:51 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 30708

Bernetha G. Letsch, County Clerk

By Kathleen Brown Deputy.
Fee, \$30.00