

75830

99 MAR -9 11:19

MTC 47052-VME 1999 Page 8237  
WARRANTY DEED

CAROL M. DIXON, FORMERLY KNOWN AS, CAROL M. CESENA,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
KENNETH AGUIAR and ANGELA AGUIAR, as tenants by the entirety,  
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:

Lots 3 and 4 in Block 38 of SECOND ADDITION TO THE CITY OF KLAMATH FALLS,  
according to the official plat thereof on file in the office of the  
County clerk of Klamath County, Oregon.

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 \$ 78,400.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 1627 WORDEN AVENUE, KLAMATH FALLS, OR 97601

Dated this 5 day of May, 19 99

*Carol M. Dixon*  
CAROL M. DIXON

STATE OF Oregon ss. March 5 19 99  
COUNTY OF Klamath  
Personally appeared the above named Carol M. Dixon

and acknowledged the foregoing instrument to be her voluntary act.

Before me:  
*Marion Grantham*  
Notary Public for Oregon  
My commission expires 1/22/01



(seal)

ESCROW NO. MT47052-MG

Return to:  
KENNETH AGUIAR  
1627 WORDEN AVENUE  
KLAMATH FALLS, OR 97601

STATE OF OREGON, ss.  
County of Klamath  
Filed for record at request of:

the 9th day of March A.D., 1999  
at 11:19 o'clock A. M., and duly recorded  
in Vol. M99, of Deeds on Page 8237  
Linda Smith, County Clerk

By *Kathleen Ross*, Deputy  
\$30.00