

2000 APR 27 AM 11:25

MTC 50787-MS  
WARRANTY DEED

Vol M00 Page 14653

LYNETTE JEAN DIXON, WHO ACQUIRED TITLE AS LYNETTE JEAN EZELL,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
THERESA M. MORTON,  
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 6 IN BLOCK 43 OF HILLSIDE 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

3809-028CA-04200-000                      305583

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                      85,000.00.

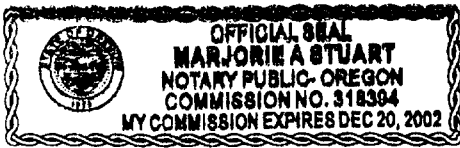
Until a change is requested, all tax statements shall be sent to Grantee at the  
following address:    2042 MELROSE STREET, KLAMATH FALLS, OR 97601

Dated this 27th day of April, 2000.

Lynette Jean Dixon  
LYNETTE JEAN DIXON

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on April 27, 2000 by  
LYNETTE JEAN DIXON.



Marjorie A. Stuart  
(Notary Public for Oregon)

My commission expires 12-20-02

ESCROW NO. MT50787-MS

Return to:  
THERESA M. MORTON  
2042 MELROSE STREET  
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath  
Recorded 04/27/00, at 11:25a. m.  
In Vol. M00 Page 14653  
Linda Smith,  
County Clerk    Fee \$ 21.00

21.00  
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