

WARRANTY DEED - STATUTORY FORM
(Individual - Corporation)

MTC # 27844

JOE D. GHERARDINI AND SANDRA L. GHERARDINI, HUSBAND AND WIFE

Grantor, conveys and warrants to:

GUY M. DIXON AND LORAINA A. DIXON, HUSBAND AND WIFE

Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lot 3 in Block 2 of CRESCENT PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

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.

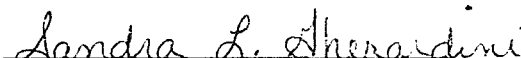
ENCUMBRANCES

An easement as shown on dedicated plat; Subject to a 25 foot building setback line from Pine Creek Loop, as shown on dedicated plat; Reservations and restrictions, recorded 8/16/72 in Volume M72, Page 9167; Covenants and conditions and restrictions as shown on the recorded plat; Agreement for Electric Service recorded 12/23/83 in Volume: M83, page 22031; Right of way easement, recorded 3/3/84, Volume: M84, page 3793, Records of Klamath County, Oregon.

The true consideration for this conveyance is \$20,000.00.

Dated this June 24, 1992; if a corporate grantor, it has caused its name to be signed by order of its board of directors.


JOE D. GHERARDINI

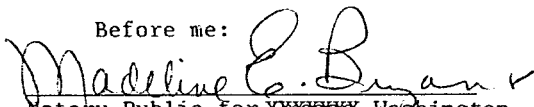


SANDRA L. GHERARDINI

STATE OF ~~OREGON~~ WASHINGTON)
County of Pierce) ss.
June 24, 1992 DATE

Personally appeared the above named JOE D. GHERARDINI AND SANDRA L. GHERARDINI acknowledging the foregoing instrument to be his/her/their voluntary act and deed.

Before me:



Notary Public for ~~Washington~~ Washington
My commission expires: 2/19/95

After recording, return and
send tax statements to:

GUY M. DIXON
10418 SW Pleasant Place
Wilsonville, OR 97070

Escrow No. 440000625 BJS - Order No. 27844

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Mountain Title Co.
on this 26th day of June A.D. 19 92
at 2:38 o'clock P.M. and duly recorded
in Vol. M92 of Deeds Page 14080
Evelyn Biehn County Clerk
By Madeline E. Bryan

Deputy.

Fcc. \$30.00

38
2
2
38