

WARRANTY DEED
MTC 30551-11F

KNOW ALL MEN BY THESE PRESENTS, That HAROLD D. ROBISON and GWEN M. ROBISON, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD I. DIXON and JUDITH A. DIXON, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lot 4 in Block 5, SECOND ADDITION TO MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances

except those of record and those apparent upon the land, if any, as the date of this deed and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 119,900.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 24th day of August, 1993; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

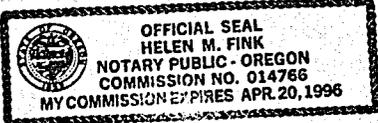
HAROLD D. ROBISON
GWEN M. ROBISON

STATE OF OREGON,
County of Klamath, ss.
August 24, 1993.

Personally appeared the above named HAROLD D. ROBISON
GWEN M. ROBISON

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Helen M. Fink
Notary Public for Oregon
My commission expires:



STATE OF OREGON, County of) ss.
The foregoing instrument was acknowledged before me this
19, by
president, and by
secretary of

a corporation, on behalf of the corporation.
Notary Public for Oregon
My commission expires: (SEAL)

HAROLD D. ROBISON and GWEN M. ROBISON
3939 S 6th St #213
Klamath Falls OR 97603
GRANTOR'S NAME AND ADDRESS
RICHARD I. DIXON and JUDITH A. DIXON
1611 KIMBERLY DRIVE
KLAMATH FALLS, OR 97603
GRANTEE'S NAME AND ADDRESS
RICHARD I. DIXON and JUDITH A. DIXON
1611 KIMBERLY DRIVE
KLAMATH FALLS, OR 97603
NAME, ADDRESS, ZIP
Richard I. Dixon and Judith A. Dixon
1611 Kimberly Drive
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was received for record on the 27th day of Aug, 1993, at 9:04 o'clock A.M., and recorded in book M93 on page 21577 or as file/reel number 66923, Record of Deeds of said county.
Witness my hand and seal of County affixed.
Evelyn Biehn, County Clerk
Recording Officer
B. Pauline Mueller, Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY

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08-27-93A09-04 RCVD