


Aspen
 TITLE & ESCROW, INC.

ASPEN TITLE ESCROW NO. 01041500

WARRANTY DEED

AFTER RECORDING RETURN TO:

 James V. Dixon, Jr. and Margaret E. Hamm
c/o Aspen Title Co

 UNTIL A CHANGE IS REQUESTED ALL TAX
 STATEMENTS TO THE FOLLOWING ADDRESS:
 SAME AS ABOVE

 JAMES H. HARTT, and JUNEEN KAREN HARTT, father and daughter,
 hereinafter called GRANTOR(S), convey(s) to JAMES VICTOR DIXON,
 JR. and MARGARET E. HAMM, son and mother, not as tenants in
 common, but with full rights of survivorship, hereinafter called
 GRANTEE(S), all that real property situated in the County of
 Klamath, State of Oregon, described as:

 Lot 65, ROSELAWN, a subdivision of Lot 70, BUENA VISTA ADDITION
 TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of
 Oregon. TOGETHER WITH that portion of alley vacated by
 Ordinance No. 5038 recorded December 10, 1958 in Book 307, at
 Page 405, which inures to said property.

Code 1, Map 3809-298D, Tax Lot 8100

 "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 30.390."

 and covenant(s) that grantor is the owner of the above described
 property free of all encumbrances except covenants, conditions,
 restrictions, reservations, rights, rights of way and easements
 of record, if any, and apparent upon the land, and Trust Deed
 recorded November 14, 1984, in Book M-84, Page 19287, in favor
 of Margaret Wing, which Trust Deed the Grantees herein agree to
 assume and pay according to the terms contained therein.,

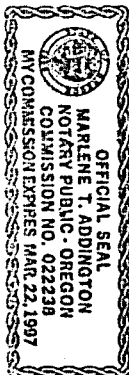
 and will warrant and defend the same against all persons who may
 lawfully claim the same, except as shown above.

 The true and actual consideration for this transfer is
 \$53,000.00.

 In construing this deed and where the context so requires, the
 singular includes the plural.

 IN WITNESS WHEREOF, the grantor has executed this instrument
 this 1st day of April, 1994.

James H. Hartt
 JAMES H. HARTT

X Juneen Karen Hartt
 JUNEEN KAREN HARTT


STATE OF OREGON, County of Klamath)ss.

 The foregoing instrument was acknowledged before me this 1st day 13th of April, 1994, by James H. Hartt.

 Before me: Kelly Husband Marlene T. Addington
 Notary Public for Oregon
 My Commission Expires: March 22, 1997 N.P.
3-22-97 N.P.
STATE OF California, County of San Francisco)ss.
 The foregoing instrument was acknowledged before me this 8th day of April, 1994.
 Continued on next page K.H.

WARRANTY DEED
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day of April, 1994, by Juneen Karen Hartt.

Before me: Kelly Husbands
Notary Public for State of California
My Commission Expires: Jan 22, 1995



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 13th day
of April A.D. 19 94 at 3:31 o'clock P M., and duly recorded in Vol. M94
of Deeds on Page 11055.

FEE \$35.00
Evelyn Riehn County Clerk
By Pauline Mullenberry

THE STATE OF OREGON, COUNTY OF KLAMATH, ss. I, the undersigned, a Notary Public for the State of Oregon, do hereby certify that the foregoing is a true and correct copy of the original as the same was presented to me for recording on the day and date above written.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office at Medford, Oregon, this 13th day of April, 1994.

Evelyn Riehn, County Clerk
By Pauline Mullenberry

NOTARY PUBLIC - OREGON
My Comm. Expires Jan 22, 1995

WITNESSES:
Juneen Karen Hartt
Aspen Title Co

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