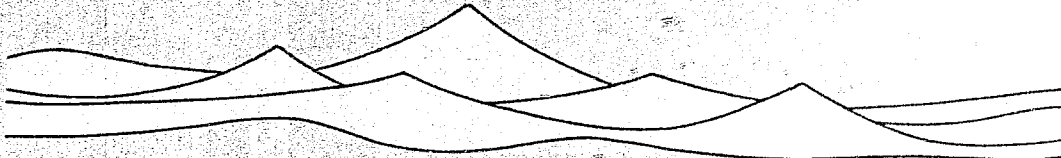


KNOW ALL MEN BY THESE PRESENTS, That
DENNIS D. DIXON and PATRICIA C. DIXON, as tenants by the entirety
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
PATRICIA E. VANDEGRAAF and SHEILA VANDEGRAAF, with the rights of survivorship
the grantee, does hereby grant, 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:
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE



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 and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

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 \$ 44,000.00

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 22nd day of August, 19 94; 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.

STATE OF OREGON,)
County of Klamath) ss.
August 22, 19 94

Dennis D. Dixon
DENNIS D. DIXON
Patricia C. Dixon
PATRICIA C. DIXON

Personally appeared the above named _____

DENNIS D. DIXON
PATRICIA A. DIXON

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

Before me:

Mary Kenneally
Notary Public for Oregon

My commission expires: 4/20/96



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)

DENNIS D. DIXON and PATRICIA A. DIXON

GRANTOR'S NAME AND ADDRESS

PATRICIA E. VANDEGRAAF and SHEILA VANDEGRAAF
2143 OGDEN STREET
KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

PATRICIA E. VANDEGRAAF and SHEILA VANDEGRAAF
2143 OGDEN STREET
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

PATRICIA E. VANDEGRAAF and SHEILA VANDEGRAAF
2143 OGDEN STREET
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR

RECORDER'S USE

STATE OF OREGON,

ss.

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situate in the N1/2 SW1/4 NW1/4 in Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 720 feet East and 660 feet North of an iron pin driven into the ground near the fence corner at the Southwest corner of the Northwest quarter of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, on the property of Otis V. Saylor, said pin being at the Southwest corner of said property abutting on the Dalles-California Highway, and which pin is East 30 feet from the center of a road intersecting the Dalles-California Highway from the North, and which pin is North 30 feet from the center of said Highway; thence East 270 feet; thence North 66 feet; thence West 270 feet; thence South 66 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 23rd day
of Aug A.D., 19 94 at 2:03 o'clock P. M., and duly recorded in Vol. M94
of Deeds on Page 26238

FEE \$35.00

Evelyn Biehn - County Clerk

By Dorlene Mulendore