

WARRANTY DEED

MTC 35829 HF

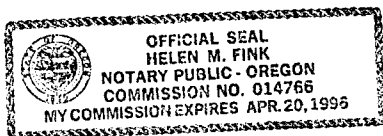
ROBERT KERR and DIANN KERR,

Grantor(s) hereby grant, bargain, sell and convey to
GEORGIA DIXSON,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 711 in Block 129 of MILLS 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.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 \$ 46,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2452 APPLGATE AVE, KLAMATH FALLS, ORDated this 2ND day of August, 1995Robert Kerr
ROBERT KERRDiann Kerr
DIANN KERR

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon
COUNTY OF Klamath SS. August 2nd 19 95Personally appeared the above named ROBERT KERR AND DIANN KERRand acknowledged the foregoing instrument to be their voluntary act.

(seal)

Return to:

GEORGIA DIXSON
2452 APPLGATE AVE
KLAMATH FALLS, OR

Before me:

Helen M. FinkNotary Public for OREGONMy commission expires 4/20/96

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 2nd day
of August A.D., 19 95 at 2:42 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 20381.

FEE \$30.00

By Bernetha G. Letsch County Clerk