



WARRANTY DEED

ASPEN TITLE ESCROW NO. 005043570

AFTER RECORDING RETURN TO:
 DAVID A. & VIRGINIA M. DIXON
 4950 SUMAC COURT
 KLAMATH FALLS, OREGON 97603

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

PATRICK J. PENCE, hereinafter called GRANTOR(S), convey(s) to
 DAVID A. DIXON AND VIRGINIA M. DIXON, HUSBAND AND WIFE,
 hereinafter called GRANTEE(S), all that real property situated
 in the County of Klamath, State of Oregon, described as:

Lot 3, Block 2, Tract No. 1008, BANYON PARK, in the County of
 Klamath, State of Oregon.

CODE 41 MAP 3909-148A TAX LOT 400

"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 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
 \$65,000.00.

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

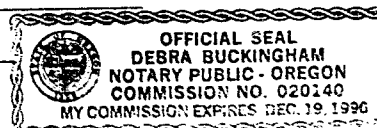
IN WITNESS WHEREOF, the grantor has executed this instrument
 this 18TH day of AUGUST, 1995.

Patrick J. Pence by Beverly K. Pence
 PATRICK J. PENCE, BY BEVERLY K.
 PENCE, HIS ATTORNEY IN FACT

STATE OF OREGON, County of KLAMATH)ss.

On 8.21, 1995, personally appeared BEVERLY K. PENCE AS
 ATTORNEY IN FACT FOR PATRICK J. PENCE and acknowledged the
 foregoing instrument to be HER voluntary act and deed.

Before me: *Debra Buckingham*
 Notary Public for: OREGON
 My Commission Expires: 12-19-96



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 22nd day
 of August A.D., 19 95 at 10:58 o'clock A M., and duly recorded in Vol. M95
 of Deeds on Page 22517

FEE \$30.00

Bernetha G. Letsch, County Clerk
 By *Annette Mueller*