



## WARRANTY DEED

ASPEN TITLE ESCROW NO. 01043813

AFTER RECORDING RETURN TO:

Mr. and Mrs. David Lynn Powell

11092 Highway 66  
Klamath Falls, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVEKENNETH E. DIXON and JEAN P. DIXON, husband and wife,  
hereinafter called GRANTOR(S), convey(s) to DAVID LYNN POWELL  
and LINDA ANN POWELL, husband and wife, hereinafter called  
GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN.....

*noted*

"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  
\$110,000.00.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 5th day of October, 1995.

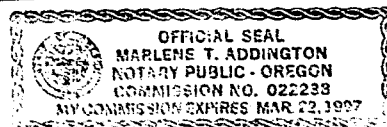
Kenneth E. Dixon  
KENNETH E. DIXON

Jean P. Dixon  
JEAN P. DIXON

STATE OF OREGON, County of Klamath)ss.

On October 10, 1995, personally appeared the above named  
KENNETH E. DIXON and JEAN P. DIXON and acknowledged the  
foregoing instrument to be their voluntary act and deed.

Before me: Marlene T. Addington  
Notary Public for Oregon  
My Commission Expires: March 22, 1997



## EXHIBIT "A"

A portion of the SW 1/4 SE 1/4, Section 28 and of the NW 1/4 NE 1/4, Section 33, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the line between Sections 28 and 33, Township 39 South, Range 8 East of the Willamette Meridian, which is 660 feet East of the one-quarter corner between the two said Sections; thence North 233.6 feet to the centerline of the Klamath Falls-Ashland Highway; thence South 63 degrees 14' West along the centerline of said highway, a distance of 354.3 feet; thence South 26 degrees 53' East 256.7 feet; thence North 53 degrees 44' East 246.8 feet to the fence corner; thence North 8.2 feet to the point of beginning.

EXCEPTING THEREFROM that portion lying within the Keno Canal.

CODE 20 & 21 MAP 3908-28DO TL 1400  
CODE 21 & 20 MAP 3908-28DO TL 1400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 6th day  
of October A.D., 19 95 at 3:31 o'clock PM., and duly recorded in Vol. M95,  
of Deeds on Page 27140.

Bernetha G. Letsch, County Clerk

By Annette Mueller

FEE \$35.00