

CAROL M. DIXON, TRUSTEE OF THE DIXON LIVING TRUST,
Grantor(s) hereby grant, bargain, sell and convey to:

KATHLEEN K. LONG,

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 16, Block 301 of DARROW 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 \$ 62,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: , KLAMATH FALLS, OR (2407 Wantland) 97601

Dated this 1 day of May, 1996

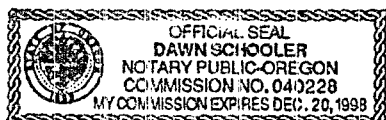
DIXON LIVING TRUST

BY Carol M. Dixon TRUSTEE
CAROL M. DIXON

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. 5-1 19 96
COUNTY OF Klamath

Personally appeared the above named Carol M. Dixon,
Trustee of the Dixon Living Trust
and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Dawn Schooler

Notary Public for Oregon

My commission expires 12/20/98

(seal)

ESCROW NO. MT37893-DS

Return to:

KATHLEEN K. LONG
2407 Wantland
KLAMATH FALLS, OR

STATE OF OREGON, SS.
County of Klamath

Filed for record at request of:

AmeriTitle
on this 1st day of May A.D., 19 96
at 3:53 o'clock PM. and duly recorded
in Vol. M96 of Deeds Page 12374.

Bernetha G Letsch, County Clerk

By Christy Russell

Fee, \$30.00

Deputy.

96 MAY -1 P3:53