

WARRANTY DEED

UTC 38076MS
 ARTHUR V. DIXON and MARIAN I. DIXON and ROBERT A. DIXON, as tenants in common,
 Grantor(s) hereby grant, bargain, sell and convey to:
 JERRY A. BECK and VICKIE R. HARPER, with the rights of survivorship,
 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 10 IN BLOCK 14 OF TRACT NO. 1042 TWO RIVERS NORTH, 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 \$ 5,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 134 MC CORMICK ROAD 2, CASTLE ROCK, WA 98611

Dated this 7 day of May, 1996

Arthur V. Dixon
 ARTHUR V. DIXON

Marian I. Dixon
 MARIAN I. DIXON

Robert A. Dixon
 ROBERT A. DIXON

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. May 7, 1996
 COUNTY OF Lane

Personally appeared the above named Arthur V. Dixon, Marian I. Dixon,
Robert A. Dixon

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Louise McEwen

Notary Public for Oregon

My commission expires June 25, 1999

ESCROW NO. MT38076-MS

Return to:

JERRY A. BECK
 134 MC CORMICK ROAD 2
 CASTLE ROCK, WA 98611

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 10th day
of May A.D., 1996 at 11:00 o'clock AM., and duly recorded in Vol. M96
of Deeds on Page 13378.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
[Signature]