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WARRANTY DEED

Vol. m96 Page 27462

CAROL M. DIXON, TRUSTEE OF THE DIXON LIVING TRUST,

Grantor(s) hereby grant, bargain, sell and convey to:

ROBERT KEITH SHIPTON AND SONDR A H. SHIPTON, HUSBAND AND WIFE AS TO AN UNDIVIDED 1/2 INTEREST AND STEVE H. EVERITT AND JANET D. EVERITT, HUSBAND AND WIFE AS TO AN UNDIVIDED 1/2 INTEREST,

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 15 IN 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 \$ 40,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3945 RIO VISTA WAY, KLAMATH FALLS, OR 97603

Dated this 21st day of August, 1996.

THE DIXON LIVING TRUST

BY Carol M. Dixon

CAROL M. DIXON

TRUSTEE OF THE DIXON
 LIVING TRUST

STATE OF Oregon, County of Klamath) ss.

This instrument was acknowledged before me on August 21, 1996

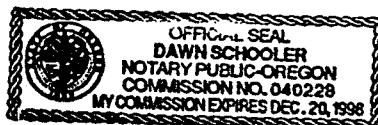
by Carol M. Dixon

as trustee

of The Dixon Living Trust

Notary Public of Oregon

My commission expires 12/20/98



ESCROW NO. MT38519-DS

Return to:

ROBERT KEITH SHIPTON
 3945 RIO VISTA WAY
 KLAMATH FALLS, OR 97603

STATE OF OREGON, ss.
 County of Klamath

Filed for record at request of:

AmeriTitle

on this 3rd day of Sept. A.D., 19 96
 at 3:49 o'clock P.M. and duly recorded
 in Vol. M96 of Deeds Page 27462.

Bernetha G Letsch, County Clerk

By Cheryl Russell

Deputy.

Fee, \$30.00

96 SEP -3 P 3:49