

73026

99 JAN 14 P3:27

MTC 47051-MG
WARRANTY DEED

Vol. M99 Page 1380

CAROL DIXON,

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

DAVID M. BERSON,

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 6 in Block 97, BUENA VISTA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

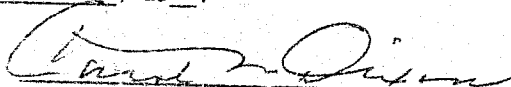
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, 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 \$ 23,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3545 Homedale Road Klamath Falls OR 97603

Dated this 14 day of January, 1999.


CAROL DIXON

STATE OF Oregon

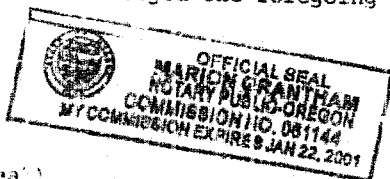
SS.

January 14 19 99

COUNTY OF Klamath

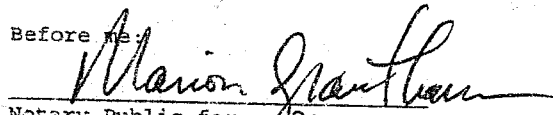
Personally appeared the above named Carol Dixon

and acknowledged the foregoing instrument to be Her voluntary act.



(seal)

Before me:


Notary Public for Oregon
My commission expires 1/22/01

ESCROW NO. MT47051-MG

Return to:

DAVID M. BERSON

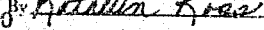
3545 HOMEDALE ROAD
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

the 14th day of January A.D., 1999
at 3:27 o'clock P. M., and duly recorded
in Vol. M99 of Deeds on Page 1380

Linda Smith, County Clerk

\$30.00 By  Deputy

Fee.