

'99 APR 26 P3:31

MTC 47820-KR
WARRANTY DEED

Vol M99 Page 15364

WILLIAM SMITH PROPERTIES, INC., an Oregon Corporation,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DENNIS D. DIXON and PATRICIA C. DIXON, as tenants by the entirety,
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:

The E1/2 NE1/4 of Section 29, Township 39 South, Range 9 East of the
Willamette Meridian, Klamath County, Oregon, excepting therefrom that
portion conveyed for road purposes.

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 \$ 110,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2611 Campus Dr. #161, Klamath Falls, OR 97601

Dated this 27th day of April, 1999.

WILLIAM SMITH PROPERTIES, INC., an Oregon corporation

BY: William L. Smith PRESIDENT
WILLIAM L. SMITH

STATE OF OREGON, County of Deschutes) ss.

This instrument was acknowledged before me on April, 1999

by WILLIAM L. SMITH

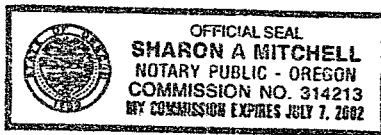
as PRESIDENT

of WILLIAM SMITH PROPERTIES, INC., an Oregon corporation

Sharon A. Mitchell

Notary Public of Oregon

My commission expires July 7, 2002



ESCROW NO. MT47820-KR

Return to:

DENNIS D. DIXON
2611 Campus Dr. #161
Klamath Falls, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 26th day
of April A.D. 1999 at 3:31 o'clock P. M. and duly recorded in Vol. M99
of Deeds on Page 15364

FEE \$30.00

Linda Smith, County Clerk
by Linda Smith