



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01049783

AFTER RECORDING RETURN TO:

JAMES R. DIXON

LYNETTE J. EZELL

5632 Valley View Lane
Klamath Falls, OR 97603State of Oregon, County of Klamath
Recorded 6/30/99, at 3:32 p.m.
In Vol. M99 Page 26219
Linda Smith,
County Clerk Fees \$30.00UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEKAY L. WYRICK, hereinafter called GRANTOR(S), convey(s) and
warrants to JAMES R. DIXON and LYNETTE J. EZELL, not as tenants
in common but with full rights of survivorship, hereinafter
called GRANTEE(S), all that real property situated in the
County of Klamath, State of Oregon, described as:Lot 15 in Block 6 of Tract No. 1015, GREEN ACRES, in the County
of Klamath, State of Oregon.

Code 7, Map 3908-1C0, Tax Lot 5500

"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 20.390."and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.The true and actual consideration for this transfer is
\$194,900.00.In construing this deed and where the context so requires, the
singular includes the plural.IN WITNESS WHEREOF, the grantor has executed this instrument
this 28th day of June, 1999.Kay L. Wyrick
KAY L. WYRICK

STATE OF OREGON, County of Klamath)ss.

On June 30th, 1999, personally appeared the above named KAY L.
WYRICK and acknowledged the foregoing
instrument to be HER voluntary act and deed.Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 2001