

2000 NOV 21 PM 3:23

MT52476-TM
WARRANTY DEED

Vol M00 Page 42089

DAVID A. DIXON and VIRGINIA M. DIXON, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DARRELL BURKHART and ROSA BURKHART, 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:

Lot 3 in Block 2 of TRACT NO. 1008, BANYON PARK, according to the
official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

ACCT# 3909-014BA-00400

KEY# 571081

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 82,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4950 SUMAC COURT, KLAMATH FALLS, OR 97603

Dated this 16th day of November, 2000.

David A. Dixon
DAVID A. DIXON

Virginia M. Dixon
VIRGINIA M. DIXON

State of OREGON
County of Tillamook

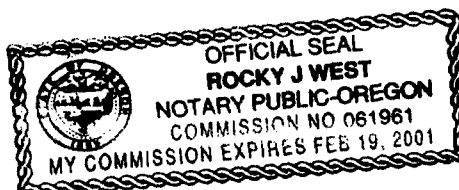
This instrument was acknowledged before me on NOVEMBER 16, 2000 by DAVID
A. DIXON AND VIRGINIA M. DIXON.

Rocky J. West
(Notary Public)

My commission expires 2-19-2001

ESCROW NO. MT52476-TM

Return to:
DARRELL BURKHART
4950 SUMAC COURT
KLAMATH FALLS, OR 97603



State of Oregon, County of Klamath
Recorded 11/21/00, at 3:23 p.m.
In Vol. M00 Page 42089
Linda Smith,
County Clerk Fee \$ 21.00

21.00^m