

'01 OCT 5 AM 11:17

MTL 58192-PS
WARRANTY DEED

Vol. M01 Page 50895

GUY M. DIXON and LORAINA A. DIXON, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DONALD LEONARD ENGLAND,
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 CRESCENT PINES, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
OREGON.

KEY #147479
KEY #809094

MAP #2407-018D0-02000
M-175810

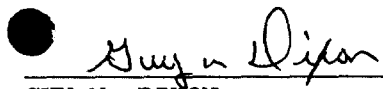
SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever,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

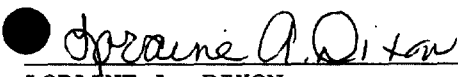
The true and actual consideration for this conveyance is 61,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 608 N. 53RD ST., SPRINGFIELD, OR 97478

Dated this 28TH day of September, 2001.



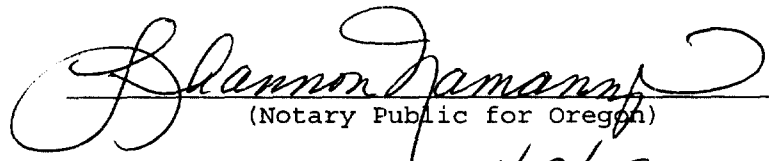
GUY M. DIXON



LORAINA A. DIXON

State of Oregon
County of Deschutes

This instrument was acknowledged before me on September 28, 2001 by GUY
M. DIXON AND LORAINA A. DIXON.



(Notary Public for Oregon)
My commission expires 1/19/03

ESCROW NO. MT55192-PS

Return to:
DONALD LEONARD ENGLAND
608 N. 53RD ST.
SPRINGFIELD, OR 97478



State of Oregon, County of Klamath
Recorded 10/05/01 at 11:17a m.
In Vol. M01 Page 50895
Linda Smith,
County Clerk Fee \$ 21⁰⁰