

MTZ-73468

M06-04902

Klamath County, Oregon

03/20/2006 10:50:54 AM

Pages 2 Fee: \$26.00



**After Recording Return To:**

Gene Holt  
PO Box 221  
Coos Bay, OR 97420

**Send Tax Statements To:**

Anthony Danvoigi  
P.O. Box 5903  
Charleston OR 97420

Title Order No. 47-88984

Escrow No. 47-88984

Tax Account No.

**WARRANTY DEED**

(ORS 93.850)

**Lorin Dixon, Grantor**, conveys and warrants to **Gene Holt and Elaine Holt, Husband and wife, Grantee**, the following described real property:

**See Exhibit 'A' attached hereto and by reference made a part hereof.**

The said property is free from encumbrances except: COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, SET BACK LINES, POWERS OF SPECIAL DISTRICTS AND EASEMENTS OF RECORD, IF ANY.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

The true consideration for this conveyance is \$35,000.00

Dated this 15 day of February, 2007.

Lorin Dixon

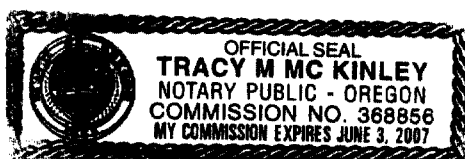
Lorin Dixon

State of OR, County of Coos )ss.

This instrument was acknowledged before me on February 15, 2006  
by Lorin Dixon.

Tracy M. McKinley  
Notary Public

My commission expires: 6/3/07



26.00

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**EXHIBIT 'A'**

**Lot 7 in Block 4, NORTH BEAVER MARSH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Tax Account No: 2808-019A0-02200-000**

**Key No: 87952**