



THIS SPACE RESEI

M06-10159

Klamath County, Oregon

05/19/2006 03:04:33 PM

Pages 1 Fee: \$21.00

After recording return to:

James E. Dixon

10135 McGuire Avenue

Klamath Falls, OR 97603

Until a change is requested all
tax statements shall be sent to
The following address:

James E. Dixon

10135 McGuire Avenue

Klamath Falls, OR 97603

Escrow No. MT74266-SH

Title No. 0074266

SWD

MT74266-SH

STATUTORY WARRANTY DEED

Joan K. Eayrs, Grantor(s) hereby convey and warrant to **James E. Dixon**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 10135, SUPPLEMENTAL PLAT, TRACT 1379, FALCON HEIGHTS CONDOMINIUM STAGE 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-03400-70060-000

Key No: 887740

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$135,000.00**.

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 AND 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)).

Dated this 18th day of May, 2006

Joan K. Eayrs
Joan K. Eayrs

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on May 18, 2006 by Joan K. Eayrs.



Stacy M. Howard
(Notary Public for Oregon)
My commission expires Nov 18, 2007

21.00