



2008-012087

Klamath County, Oregon

THIS SPACE



00052243200800120870020020

08/28/2008 11:33:41 AM

Fee: \$26.00

After recording return to:

Clint A. Barrett

7233 Ruth Drive

Klamath Falls, OR 97603

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

Clint A. Barrett

7233 Ruth Drive

Klamath Falls, OR 97603

Escrow No. MT83025-KR

Title No. 0083025

SWD-EM

### STATUTORY WARRANTY DEED

**Bradley D. Hixon and Nicole M. Hixon, as tenants by the entirety, Grantor(s) hereby convey and warrant to Clint A. Barrett and Grace K. Barrett, as tenants by the entirety, 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 14, TRACT 1288 "SAGE MEADOWS", according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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:

2008-2009 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$179,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

20 HLT

Dated this 22 day of August, 2008

Bradley D. Hixon  
Bradley D. Hixon

Nicole M. Hixon  
Nicole M. Hixon

State of ARIZONA  
County of MARICOPA

This instrument was acknowledged before me on Aug 22, 2008 by Bradley D. Hixon and Nicole M. Hixon.

Sandra Stith  
(Notary Public)

My commission expires March 27, 2012

