

2008-013838

Klamath County, Oregon

After recording, return to:

Terrence B. O'Sullivan  
Merrill O'Sullivan, LLP  
805 SW Industrial Way, Suite 5  
Bend, OR 97702



00054402200800138380020028

10/08/2008 09:07:04 AM

Fee: \$26.00

Until a change is requested,  
send tax statements to:  
Ralph P. & Kathleen L. Beltz  
7244 Adrian Dr.  
Rohnert Park, CA 94928

### STATUTORY WARRANTY DEED

The true and actual consideration for this conveyance is non-monetary.

Jerry Dixon and Susan Dixon, as tenants by the entirety, Grantors, convey and warrant unto Ralph P. Beltz and Kathleen L. Beltz, husband and wife, Grantees, the following-described real property situated in Klamath County, Oregon, free of encumbrances created or suffered by the Grantors except as specifically set forth herein:


W ½ S ½ SW ¼ NE ¼ SE ¼ of Section 9, Township 25 South, Range 8 East  
of the Willamette Meridian, Klamath County, Oregon.

Tax Account No. 816843; Map/Tax Lot No. 2508-900-4400.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.305. 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 195.305.

By execution of this instrument, Grantors certify that they are not "foreign persons" as that term is defined in the Internal Revenue Code, Section 1445.

DATED this 11 day of September, 2008.

  
Jerry Dixon, Grantor

MERRILL O'SULLIVAN, LLP

ATTORNEYS AT LAW  
805 SW INDUSTRIAL WAY, SUITE 5  
BEND, OR 97702

Statutory Warranty Deed

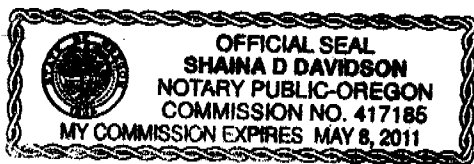
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Susan Dixon  
Susan Dixon, Grantor

STATE OF OREGON; County of Deschutes: ss.

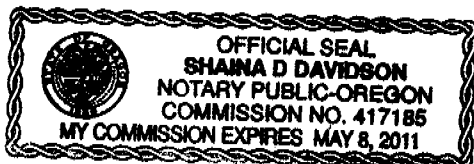
On 9/11/08, 2008, personally appeared before me the above named **Jerry Dixon** and acknowledged the foregoing instrument to be his voluntary act.



Shanna Davidson  
Notary Public for Oregon

STATE OF OREGON; County of Deschutes: ss.

On 9/11/08, 2008, personally appeared before me the above named **Susan Dixon** and acknowledged the foregoing instrument to be her voluntary act.



Shanna Davidson  
Notary Public for Oregon