

2008-015810

Klamath County, Oregon



After recording return to:  
Brian Sebastian and Jill Sebastian  
1930 East Lowell  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Brian Sebastian and Jill Sebastian  
1930 East Lowell  
Klamath Falls, OR 97601

File No.: 7021-1304930 (DMC)  
Date: November 19, 2008

THIS SPACE



00056741200800158100030037

11/25/2008 03:06:48 PM

Fee: \$31.00

### STATUTORY WARRANTY DEED

**Vivian S. Dickey**, Grantor, conveys and warrants to **Brian Sebastian and Jill Sebastian as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**LOT 11 IN BLOCK 8, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$134,000.00**. (Here comply with requirements of ORS 93.030)

F31-

APN: R186710

Statutory Warranty Deed  
- continued

File No.: 7021-1304930 (DMC)  
Date: 11/19/2008

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 24 day of November, 2008.

Vivian S. Dickey  
Vivian S. Dickey

STATE OF

)  
)ss.

County of

)

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by **Vivian S. Dickey**.

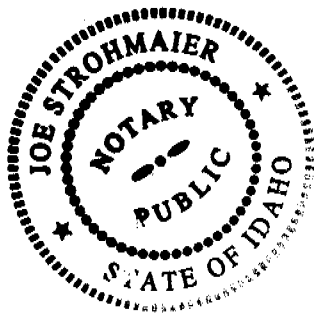
\_\_\_\_\_  
Notary Public for  
My commission expires:

State of *Idaho*  
County of *Mer Pierce*

On this *24<sup>th</sup>* day of *November*, 2008, before me, *Joe Strohmaier*  
the undersigned Notary, personally appeared  
*Vivian S. Dickey*

know or identified to me to be the person whose name *is* subscribed to the within  
instrument and acknowledged to me the *she* executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed by official  
seal the day and year first above written.



*Joe Strohmaier*  
\_\_\_\_\_  
Notary Public for the State of  
Residing at *Laviston, IN*  
Commission Expires: *10/31/11*