

Utz 84387



THIS SPACE

2009-004218

Klamath County, Oregon



03/25/2009 11:12:35 AM

Fee: \$21.00

After recording return to:

Gordon M. Nixon

3810 Mazama Drive

Klamath Falls, OR 97603

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

Gordon M. Nixon

3810 Mazama Drive

Klamath Falls, OR 97603

Escrow No. 15-000454

Title No. 011376Y

SPECIAL

### SPECIAL WARRANTY DEED

**Gordon M. Nixon**, Grantor(s) hereby grant, bargain, sell and convey to **Gordon M. Nixon and Joycelyn Nixon, as tenants by the entirety**, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of **Klamath** and State of Oregon, to wit:

**Lot 4 in Block 3, MAZAMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon**

546733

3909-010DD-02300-000

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record, if any, as of the date of this deed and those shown below, if any:

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor except those claiming under the above described encumbrances.

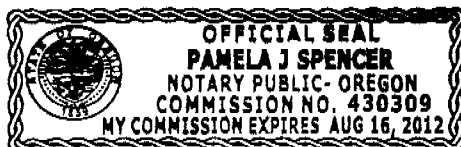
The true and actual consideration for this conveyance is **Schange vesting**.

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.

Dated this 20th day of March, 2009

Gordon M. Nixon  
Gordon M. Nixon

State of Oregon  
County of Klamath



This instrument was acknowledged before me on March 20, 2009 by Gordon M. Nixon.

Pamela J. Spencer  
(Notary Public for Oregon)

My commission expires 8/16/2012

21amt