

2010-005956

Klamath County, Oregon



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05/14/2010 02:46:14 PM

Fee: \$42.00



After recording return to:  
Mark M. Dodson and Aimee A.  
Dodson  
2890 Patterson Street  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Mark M. Dodson and Aimee A. Dodson  
2890 Patterson Street  
Klamath Falls, OR 97603

File No.: 7021-1566709 (TM)

Date: May 05, 2010

THIS SPACE

1st 1566709

## STATUTORY WARRANTY DEED

**Richard Roberts Hanson as Trustee or to the Successor Trustee of the Hanson Family Revocable Trust UTD 11/29/07**, Grantor, conveys and warrants to **Mark M. Dodson and Aimee A. Dodson 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:

**All of Lot 4, and the North 85 feet of Tracts 29, 30, 31 and 32 Homeland Tracts No. 2, according to the official plat thereof on file in the records 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 **\$132,000.00**. (Here comply with requirements of ORS 93.030)

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 7 day of May, 2010.

## The Hanson Family Revocable Trust

  
Richard Roberts Hanson, Trustee

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 7 day of May, 2010  
by \_\_\_\_\_ as of The Hanson Family Revocable Trust, on behalf of the \_\_\_\_\_.

me on this 7 day of May, 20 10  
 Just, on behalf of the .  
Sam Gahan

Notary Public for Oregon  
My commission expires: 3/31/14

