

WTC 88829-MS



THIS SPACE

2010-012267

Klamath County, Oregon



00091794201000122670020025

10/18/2010 03:38:58 PM

Fee: \$42.00

After recording return to:

Thomas Dickert

P.O. Box 966

Klamath Falls, OR 97601

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

Thomas Dickert

P.O. Box 966

Klamath Falls, OR 97601

Escrow No. MT88829-MS

Title No. 0088829

SWD-EM r.012910

STATUTORY WARRANTY DEED

Andy Clyde Payne, Grantor(s) hereby convey and warrant to **Thomas Dickert**, 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:

The South 1/2 of Tract 23, **BAILEY TRACTS**, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. **EXCEPTING THEREFROM** a right of way for Enterprise Irrigation District ditch.

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:

2010-2011 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$20,000.00**.

42m

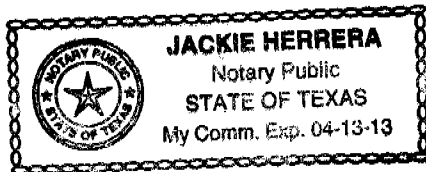
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 15 day of October, 2010

[Signature]
Andy Clyde Payne

State of TEXAS
County of Harris

This instrument was acknowledged before me on Oct-15th, 2010 by Andy Clyde Payne.



[Signature]
(Notary Public)
My commission expires 04/13/13