



THIS SPACE RESERVED FOR RECORDER'S USE

**2011-004816**

Klamath County, Oregon



00100451201100048160020021

04/15/2011 11:39:37 AM

Fee: \$42.00

After recording return to:

James Dozier

10405 SE Boise Street

Portland, OR 97266

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

James Dozier

10405 SE Boise Street

Portland, OR 97266

Escrow No. SR131680TI

Title No. 0090156

SWD r.031511

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**STATUTORY WARRANTY DEED**

**Joel H. Barnett,**

Grantor(s), hereby convey and warrant to

**James Dozier and Sylvia Dozier, as tenants by the entirety,**

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:

**Lot 12 in Block 1, Tract 1098 - SPLIT RAIL RANCHOS, according to the official plat thereof on file in the  
office of the County Clerk of Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**R-2310-035A0-00600-000**

**Key No. 137550**

The true and actual consideration for this conveyance is **\$12,000.00**.

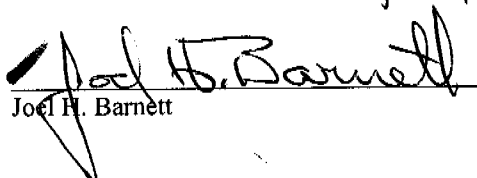
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and  
those shown below, if any:

Grantor(s) Initials:

42paw

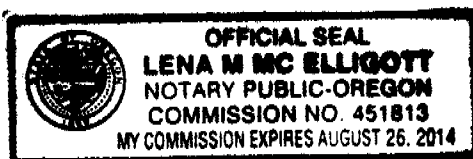
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT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

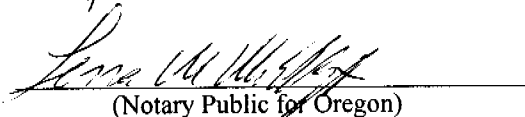
Dated this 5<sup>th</sup> day of April, 11.

  
Joel H. Barnett

State of Oregon  
County of ~~Klamath~~  
Morrow

This instrument was acknowledged before me on April 5<sup>th</sup>, 2011 by Joel H. Barnett.



  
(Notary Public for Oregon)

My commission expires August 26, 2014