

UTC 90402

2011-006115

Klamath County, Oregon

After recording return to:
Paul Dixon Eva Dixon 1055 S. 28th Street Springfield, OR 97477
Until a change is requested, all tax statements shall be sent to the following address:
Same as Above



00101962201100061150020026

05/13/2011 03:33:08 PM

Fee: \$42.00

Order Number: 46279

Reserved for Recorder's Use

### STATUTORY WARRANTY DEED

**Martin Joseph Runyon** Grantor conveys and warrants to  
**Paul Dixon and Eva Dixon, as tenants by the entirety, Grantees** the following  
described real property free of encumbrances except as specifically set forth herein:

**For legal description, see Exhibit "A" attached hereto and made a part hereof;**

Account No(s): 164949 & 166750 2607-0010-3800 & 2607-0010-01300  
Map/Tax Lot No(s) 2607-0010-3800 & 2607-0010-01300

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the  
date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$26,000.00**. (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, 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.**

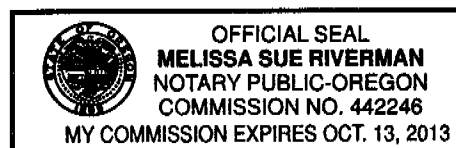
Executed this 9<sup>th</sup> day of May, 2011

Martin Joseph Runyon

State of Oregon, County of Deschutes, ss.

This instrument was acknowledged before me on this 9<sup>th</sup> day of May, 2011 by **Martin  
Joseph Runyon**

Notary Public for Oregon  
My commission expires:



42nd

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Parcel 1:**

Lot 6 in Block 5 of TRACT 1069, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**Parcel 2:**

Lot 1 in Block 12 of TRACT 1122, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.