

WTC 91800

2011-011552
Klamath County, Oregon



00108712201100115520010014

10/14/2011 01:25:29 PM

Fee: \$37.00

After recording return to:
Bruce Buschelman Jill Buschelman 113 McClure Lane Eugene, OR 97404
Until a change is requested, all tax statements shall be sent to the following address:
Same as Above

Order Number: 51277

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Paul Dixon and Eva Dixon, as tenants by the entirety Grantors convey and warrant to
Bruce Buschelman and Jill Buschelman, as tenants by the entirety, Grantees the following described real property free of encumbrances except as specifically set forth herein:

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.

Account No(s): 166750
Map/Tax Lot No(s):

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 \$17,500.00. (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 13 day of October, 2011

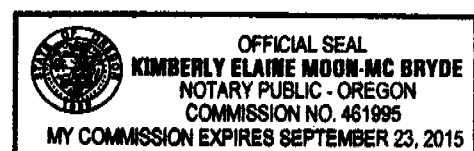
Paul Dixon

Eva Dixon

State of Oregon, County of Lane) ss.

This instrument was acknowledged before me on this 13 day of October, 2011 by Paul Dixon and Eva Dixon

Notary Public for Oregon
My commission expires: 09-23-15



37Amf