



2013-008514

Klamath County, Oregon

07/26/2013 03:25:55 PM

Fee: \$42.00

After recording return to:

Thomas E. Dixon

P.O. Box 3451

La Pine, OR 97739

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

Thomas E. Dixon

P.O. Box 3451

La Pine, OR 97739

Escrow No. SR147845TI

Title No. 0097908

SWD r.020212

STATUTORY WARRANTY DEED

Jimmy J. Gaub and Janese M. Gaub

Grantor(s), hereby convey and warrant to

Thomas E. Dixon and Donna R. Potter,

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 6 in Block 5, SUN FOREST ESTATES, TRACT NO. 1060, 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:

Key No. 140421

R-2310-036C0-06700-000

The true and actual consideration for this conveyance is **\$94,000.00**.

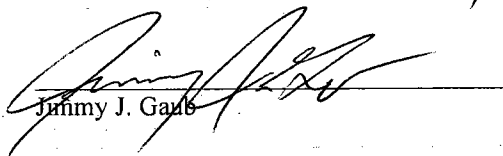
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

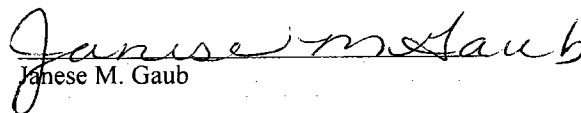
2013-2014 Real Property Taxes a lien not yet due and payable.

Return to: The AmeriTitle logo, featuring a stylized 'A' with a house roof shape above it, followed by the word 'AmeriTitle' in a bold, sans-serif font.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 26 day of July, 2013.


Jimmy J. Gaub


Janese M. Gaub

State of Oregon
County of DESCHUTES

This instrument was acknowledged before me on July 26, 2013 by Jimmy J. Gaub and Janese M. Gaub.



(Notary Public for Oregon)

My commission expires 12/5/13

