2014-006176 Klamath County, Oregon

06/11/2014 10:21:16 AM

Fee: \$47.00



After recording return to: CLIFTON H. MCMILLAN, IV 5462 LOCKFORD DRIVE

KLAMATH FALLS, OR 97603

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

CLIFTON H. MCMILLAN, IV

5462 LOCKFORD DRIVE

KLAMATH FALLS, OR 97603

Escrow No. MT100972DS

Title No.

0100972

SWD r.020212

## STATUTORY WARRANTY DEED

RALPH O. DIMMITT and CYNTHIA D. DIMMITT, WHO ACQUIRED TITLE AS CYNTHIA D. WOLSEY, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

## CLIFTON H. MCMILLAN, IV and KIMBERLY A. HOWARD, with the rights of survivorship,

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:

A tract of land situated in the NE1/4 SE1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at an iron pin located South 0° 08' West a distance of 668.25 feet, North 89° 52' West a distance of 792.30 feet, and South 0° 08' West a distance of 333.85 feet from the East 1/4 corner of said Section 9; thence South 0° 08' West parallel with the East line of said Section 9 a distance of 333.71 feet to an iron pin on the South line of the N1/2 SE1/4 of said Section 9; thence South 89° 49' East along the South line of the N1/2 SE1/4 of said Section 9 a distance of 326.25 feet to an iron pin; thence North 0° 08' East parallel with the East line of said Section 9 a distance of 333.99 feet to an iron pin; thence North 89° 52' West a distance of 326.25 feet, more or less, to the point of beginning.

The true and actual consideration for this conveyance is \$165,000.00.

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:

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 ACOUIRING 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 6-10 day of 2014	
MAA	- And William H
RAVIH O DIMMITT	CONTHIA D. DIMMITT
Nagy in G. Dinimin 1	GATTIMA D. BILVILLATA

State of Oregon County of KLAMATH

OFFICIAL SEAL

This instrument was acknowledged before me on \_\_\_\_\_\_\_\_, 2014 by RALPH O. DIMMITT and CYNTHIA D. DIMMITT.

(Notary Public for Oregon)

My commission expires 9-8-17