

187 2304083

RECORDING REQUESTED BY:

GRANTOR:
Michael Goode and Kellie Luginbuehl Goode

GRANTEE:
Donald Wayne Dixon
1025 Court Street
Medford, OR 97501

SEND TAX STATEMENTS TO:
Donald Wayne Dixon
1025 Court Street
Medford, OR 97501

AFTER RECORDING RETURN TO:
Donald Wayne Dixon
1025 Court Street
Medford, OR 97501

Escrow No: 470314036315-TTJA37

R275794/R275856
R275794/R275856
Tableland Road, TL's#200 & 400
Sprague River, OR 97639

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Michael Goode and Kellie Luginbuehl Goode, Grantor, conveys and warrants to

Donald Wayne Dixon, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

The SW1/4 SE1/4 of Section 22; and the NW1/4 NE1/4 of Section 27, all in Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$13,000.00. (See ORS 93.030)

Subject to and excepting:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, 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 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

470314036315-TTJA37
Deed (Warranty-Statutory)

F.
52.00



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: 8.21.14

Michael Goode
Michael Goode
Kellie Luginbuehl Goode
Kellie Luginbuehl Goode

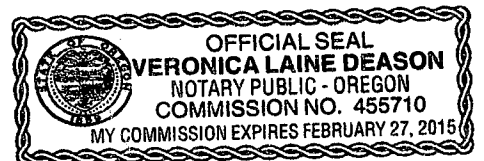
State of OREGON

COUNTY of Jackson

This instrument was acknowledged before me on August 21, 2014

by Michael Goode and Kellie Luginbuehl Goode.

Veronica Laine Deason
Notary Public - State of Oregon
My commission expires: 2/27/15



LEGAL DESCRIPTION

The SW1/4 SE1/4 of Section 22; and the NW1/4 NE1/4 of Section 27, all in Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

