



2014-012349
Klamath County, Oregon
11/26/2014 12:50:15 PM
Fee: \$47.00

After recording return to:
Cory Scott
114 Elmcrest Dr
Big Pine, CA 93513

Until a change is requested all tax statements shall be sent to the following address:
Cory Scott
114 Elmcrest Dr
Big Pine, CA 93513

Escrow No. OM155966DM
Title No. 0102219
SWD r.020212

STATUTORY WARRANTY DEED

Dixie Lee Athanson, who took title as Dixie Lee Netherland,

Grantor(s), hereby convey and warrant to

Cory Scott,

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:

Parcel 1 of LAND PARTITION 4-02 Located in the SW1/4 of the Northwest 1/4 of Section 5, Township 25 South, Range 8 East of the Willamette Meridian.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:
Property ID #158634 2508-00500-00700-000

The true and actual consideration for this conveyance is \$151,500.00.
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 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 24th day of November 2014.

Dixie Lee Athanson
Dixie Lee Athanson

State of Oregon
County of Josephine

This instrument was acknowledged before me on NOV 24, 2014 by Dixie Lee Athanson, who took title as Dixie Lee Netherland.

Ashley G Gardner
(Notary Public for Oregon)

My commission expires 7.27.16

