

2015-011508

Klamath County, Oregon



00177505201500115080020025

10/20/2015 10:48:02 AM

Fee: \$47.00

WARRANTY DEED -- STATUTORY FORM

Grantor: Linda Tipton

Grantee: Joyce E. Dickey Estate

After recording return to:

Joyce E. Dickey Estate
865 Glen Oak Drive
Lebanon, OR 97355

Address for tax statements:

Joyce E. Dickey Estate
865 Glen Oak Drive
Lebanon, OR 97355

Consideration: The true consideration for this conveyance is \$NONE. The actual consideration consists of other value given.

LINDA TIPTON, Grantor, conveys and warrants to **JOYCE E. DICKEY Estate**, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon:

All of the Grantor's undivided interest in the following property described as follows:

Klamath County Assessor's Account No. R253399, Map No. 3509-014A0-02200, described as follows:

Lot 3, Block 5, LONE PINE ON SPRAGUE, KLAMATH COUNTY,
OREGON.

The said property is free from encumbrances except easements, conditions, restrictions and roadways of record.

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 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW THE 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 4 day of September, 2015.

Linda Tipton
LINDA TIPTON

STATE OF OREGON

County of Douglas) ss. September 4, 2015.

Personally appeared the above-named **LINDA TIPTON**, and acknowledged the foregoing instrument to be her voluntary act and deed.

Paula M. Harryman

Notary Public for Oregon

My Commission expires: 10-13-17

