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NO PART OF ANY STEVENS-NESS FORM MAY BE REPT

2016-003450

Klamath County, Oregon



00184628201600034500010010

04/04/2016 12:11:24 PM

Fee: \$42.00

SPACE RESERVED
FOR
RECORDER'S USE

Richard Y, Lois SALCIDO
P.O. BOX 3374
BEL FAIR WA 98528

Grantor's Name and Address

Robert & ROBERTA DICKERSON
P.O. BOX 92
Sprague River OR 97639

Grantee's Name and Address

After recording, return to (Name and Address):

Robert & ROBERTA DICKERSON
P.O. BOX 92
SPRAGUE RIVER OR 97639

Until requested otherwise, send all tax statements to (Name and Address):

Robert & ROBERTA DICKERSON
P.O. BOX 92
SPRAGUE RIVER, OR 97639

Returned at Counter

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Richard Y & Lois SALCIDO

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

ROBERT & ROBERTA DICKERSON

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows (legal description of property):

NIMROD RIVER PARK, 1ND ADDITION, BLOCK 12,
LOT 8, KLAMATH CO. STATE OF OREGON.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): None

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 3500.00. ^① However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. ^① (The sentence between the symbols ^①, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on April 4th 2016; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

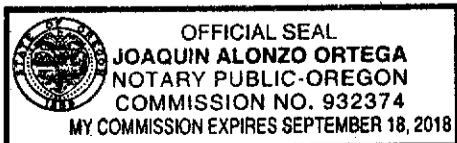
GRANTORS
Richard Y Salcido, Lois Salcido
GRANTEE

M/D/R, Robert & Roberta Dickerson

STATE OF OREGON, County of KLAMATH

This instrument was acknowledged before me on April 4th 2016
by Richard Y Salcido, and Lois Salcido

This instrument was acknowledged before me on April 4th 2016
by Robert Dickerson and Roberta Dickerson
as Purchasers
of _____



Joaquin Ortega
Notary Public for Oregon
My commission expires 9-18-2018