



2016-007481
Klamath County, Oregon
07/14/2016 04:05:31 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Robert W. Clifton and Leslie A. Clifton

P.O. Box 344

River Pines, CA 95675

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

Robert W. Clifton and Leslie A. Clifton

P.O. Box 344

River Pines, CA 95675

File No. 113808AM

STATUTORY WARRANTY DEED

Harold James Dezotell and Catherine Marie Dezotell, not as tenants in common but with rights of survivorship,

Grantor(s), hereby convey and warrant to

Robert W. Clifton and Leslie A. Clifton,

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:

The E 1/2 of the W 1/2 of the W 1/2 of the SE 1/4 of Section 35, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

AND the E1/2 of the SE 1/4 of the SW 1/4, Section 35, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

AND the W 1/2 of the W 1/2 of the W1/2 of the SE 1/4 of Section 35, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

AND the N1/2 of the W 1/2 of the E 1/2 of the NW 1/4 of the SE 1/4 of Section 35, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

The West 1/2 of the SE 1/4 of the SW 1/4 of Section 35, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon and that portion of the West 1/2 of the NE 1/4 of the NW 1/4 also known as Government Lot 6, Section 2, Township 37 South, Range 12, East of the Willamette Meridian, Klamath County, Oregon, lying North of Forest Service Road.

The true and actual consideration for this conveyance is **\$120,000.00.**

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:

2016-2017 Real Property Taxes, a lien not yet due and payable

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 1ST day of July, 2016

Harold James Dezotell
Harold James Dezotell

Catherine Marie Dezotell
Catherine Marie Dezotell

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this stamp is affixed, and not the truthfulness, accuracy, or validity of that document.

State of California } ss
County of Orange }

On this 1st day of July, 2016, before me, Alison Almazan a Notary Public in and for said state, personally appeared Harold James Dezotell and Catherine Marie Dezotell, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Alison Almazan
Notary Public for the State of California
Residing at: San Juan Capistrano
Commission Expires: _____

