

**RECORDING REQUESTED BY
LAWYERS TITLE**

Grantors' Names and Address

Robert Dix and Joanne Dix
4836 Grosbeak Drive
Klamath Falls, OR 97601

Grantee's Name and Address

Robert Dix and Joanne Dix
4836 Grosbeak Drive
Klamath Falls, OR 97601

**Until requested otherwise send all tax
Statements to: (Name, Address, Zip):**

Robert Dix and Joanne Dix
4836 Grosbeak Drive
Klamath Falls, OR 97601

File #: RLC10957

Chas 590276

2016-011443

Klamath County, Oregon

10/27/2016 09:15:01 AM

Fee: \$52.00

STATUTORY WARRANTY DEED

ROBERT DIX and JOANNE DIX, husband and wife as tenants by the entirety, Grantor, hereby grants, bargains, sells, warrants and conveys to ROBERT DIX and JOANNE DIX, as tenants by the entirety, Grantee and Grantee's heirs, successor and assigns all right title and interest in and to the following described real property:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Parcel ID: R890682

Commonly known as: 4836 Grosbeak Drive, Klamath Falls, OR 97601

Subject to: all those items of record and those apparent upon the land, if any as of the date of this Deed and those shown below, if any; and the Grantor will warrant and forever defend the said 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.

This instrument will 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 approved uses and to determine any limits or lawsuits against farming or forest practices as defined on ORS 30.930.

The true consideration for this conveyance is: \$0.00 (Here comply with the requirements of ORS 93.030)

TO HAVE AND TO HOLD the same unto the said Grantee, their heirs, successors and assigns forever.

Dated this 20 day of OCTOBER, 2016

Joanne Dix
JOANNE DIX

State of OREGON }
County of CLATSOP } ss.

OFFICIAL STAMP
JO ANN R SIEBECKE
NOTARY PUBLIC – OREGON
COMMISSION NO. 478887
MY COMMISSION EXPIRES JULY 06, 2017

Before me: Alan K. Nebecke

Printed name: JOANN R. SIEBECKE

Notary Public for ST. OR OREGON

My commission expires: 7.6.17

Prepared by
Curphey & Badger PA
25400 US Hwy 19 N. Suite 236
Clearwater, FL 33763

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH,
STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

LOT 1227, TRACT NO. 1440, RANCHVIEW ESTATES, FIRST ADDITION, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH
COUNTY, OREGON.

Parcel ID: R890682

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