# 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

Ch26590276

## 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.

be applicable to all genders. 20 day of OCTOBER, 2016 [Acknowledgments Continue] State of OREGON County of K LAMATT On OCTOBER 20, 2016, personally appeared the above named, ROBERT DIX and JOANNE DIX, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me: John R. Subecke OFFICIAL STAMP JO ANN R SIEBECKE NOTARY PUBLIC - OREGON () Printed name: JOANN R. SIEBECKE

The singular number shall include the plural, the plural the singular, and use of any gender shall

No title search was performed on the subject property. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantees and /or their agents, no boundary survey was made at the time of this conveyance.

Notary Public for St. Of OREGON

My commission expires:  $7 \cdot 6 \cdot 17$ 

#### Prepared by

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

COMMISSION NO. 478887 MY COMMISSION EXPIRES JULY 06, 2017

### **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

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