



THIS SPACE RESERVED FOR R

**2017-007741**  
Klamath County, Oregon  
07/11/2017 03:43:00 PM  
Fee: \$47.00

After recording return to:

Phillip M. Spears

406 Riverside Drive

Klamath Falls, OR 97601

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

Phillip M. Spears

406 Riverside Drive

Klamath Falls, OR 97601

File No. 160897AM

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### STATUTORY WARRANTY DEED

**James L. Dillon, Jr. and Debra J. Dillon, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Phillip M. Spears,**

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:

**Commencing at the Southeast corner of Lot 12 in Block 4, West Klamath Falls, formerly West Linkville; thence in a Westerly direction at a right angle to Main Street, a distance of 120 feet; thence in a Northerly direction a distance of 74 feet; thence in an Easterly direction a distance of 120 feet to Main Street; thence in a Southerly direction along Main Street a distance of 74 feet to the place of beginning.**

**EXCEPTING THEREFROM that portion conveyed to Alfred Carlson and Marguerite I. Carlson, husband and wife by Deed recorded May 3, 1952 in Volume 254, page 406, Deed Records of Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$130,800.00**.

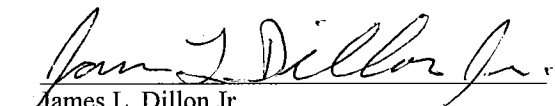
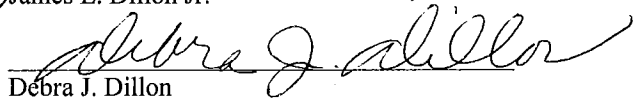
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

**2017-2018 Real Property Taxes, a lien not yet due and payable.**

17/11/17

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.

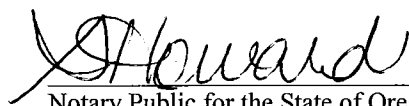
Dated this 11<sup>th</sup> day of July, 2017.

  
James L. Dillon Jr.  
  
Debra J. Dillon

State of Oregon } ss  
County of Klamath }

On this 11<sup>th</sup> day of July, 2017, before me, Stacy Howard a Notary Public in and for said state, personally appeared James L. Dillon, Jr. and Debra J. Dillon, 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.

  
Notary Public for the State of Oregon  
Residing at: Klamath Falls, OR  
Commission Expires: 10-19-19

