After recording return to: Stephen L. Tabor, P.C. P.O. Box 350 Sublimity, OR 97385

Until a change is requested all tax statements shall be sent to: Brian Wixom PO Box 801 Stayton, Oregon 97383 2017-009118 Klamath County, Oregon



08/14/2017 09:16:55 AM

Fee: \$42.00

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS, That TIECE DURAN FOUST, hereinafter called "Grantor", does hereby convey and warrant unto BRIAN WIXOM, hereinafter called "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, and described as follows:

The East 500 feet of the West 1700 feet of Lot 9, Block 18, KLAMATH FOREST ESTATES, Sycan Unit, Klamath County, Oregon. Excepting therefrom the North 360 feet of said Lot 9.

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

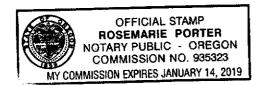
And Grantor hereby covenants to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances whatsoever, and that Grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$3,500.

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.

| IN WITNESS WHI   | EREOF, the Gra | intor has executed this instru | iment this <u>Buday</u> of August, 1 | 2017. |
|------------------|----------------|--------------------------------|--------------------------------------|-------|
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|                  |                | 100                            |                                      | _     |
|                  |                | Tiege Duran Foust              |                                      |       |
|                  |                |                                |                                      |       |
| STATE OF OREGON  | )              |                                |                                      |       |
|                  | ) ss.          |                                |                                      |       |
| County of Marion | )              |                                |                                      |       |
|                  |                |                                |                                      |       |

This instrument was acknowledged before me on August \_\_\_\_\_\_\_, 2017, by Tiece Duran Foust.



Notary Public for Oregon