



00235153201900009620020024

02/01/2019 11:00:47 AM

Fee: \$87.00

After recording, return to:

Frank M. Prevatt  
4770 Loch Lomond Drive  
Carmichael, CA 95608

Until a change is required,  
All tax statements should be sent to:

Frank M. Prevatt  
Address as shown above

File No. **2006-M06-09998**

DATE: *January 29* 2019

**STATUTORY WARRANTY DEED  
UNDER ORS 93.850**

**James E. Dixon, CEO for HZBZ, Inc.,** Grantor, conveys and warrants **Frank M. Prevatt and Geraldine A. Prevatt**, Grantee(s), individually and severally, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 27 in Block 15 Klamath Forest Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**This property is free from liens and encumbrances, EXCEPT:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the pubic record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$500.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES AND 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 197.352.

Dated 29 Jan 2019, at Glenville, West Virginia

James E. Dixon  
James E. Dixon, CEO for HZBZ, Inc.

Signed, sealed and delivered on this 29th day of January, 2019, in the presence of:

WITNESS:

WITNESS:

Debbie Allen  
Signature

Debbie Allen  
Print Name

Melissa Jedamski  
Signature

Melissa Jedamski  
Print Name

*Construe all terms with the appropriate gender and quantity required by the sense of this deed.*

STATE OF WEST VIRGINIA  
COUNTY OF GILMER

On this 29th day of January, 2019, before me, Notary Public in and for said state, personally appeared James E. Dixon, CEO for HZBZ, Inc.,  
Identified to be the person whose name is subscribed to the within instrument, and who;

[ ] is personally known to me

[ ☒ ] proved to me on the basis of satisfactory evidence

Signature: T. Jean Butcher

Print Name: T. Jean Butcher

Title: Notary

My Commission Expires: December 17, 2019

