



THIS SPACE RESERVED FOR

2020-006632

Klamath County, Oregon

06/01/2020 08:59:00 AM

Fee: \$87.00

After recording return to:

Ennis H. Dixon

P. O. Box 2221

Homer, AK 99603

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

Ennis H. Dixon

P. O. Box 2221

Homer, AK 99603

File No. 367151AM

### STATUTORY WARRANTY DEED

**Vivian Ann Dixon, Successor Trustee of the Novella Marie Dixon Revocable Living Trust, as amended and restated in 2018,**

Grantor(s), hereby convey and warrant to

**Ennis H. Dixon,**

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:

**Lot 10, Block 5, Klamath Falls Forest Estates Sycan Unit, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. Also described as Lot 10C, Block 5, Sycan Unit.**

The true and actual consideration for this conveyance is \$6,000.00.

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:

87 HUT

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 5 day of 18, 20.

The Novella Marie Dixon-Revocable Living Trust

By: X [Signature]  
Vivian Ann Dixon, Successor Trustee

State of CA } ss  
County of San Bernardino

On this 18 day of May, 2020, before me, April Blake Pierce a Notary Public in and for said state, personally appeared Vivian Ann Dixon, Successor Trustee of The Novella Marie Dixon Revocable Living Trust, 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.

April Blake Pierce  
Notary Public for the State of CA  
Residing at: 1318 Clack Ave, Redlands, Ca 92374  
Commission Expires: 10/9/2023

