

Please return to Amerititle;

399958470320069717-CF

RECORDING REQUESTED BY:



1555 E. McAndrews Road, Ste 100
Medford, OR 97504

GRANTOR'S NAME:
Donald Wayne Dixon

GRANTEE'S NAME:
Michael A Younk

AFTER RECORDING RETURN TO:

Order No.: 470320069717-CF
Michael A Younk
P O Box 1251
Dallas, OR 97338

SEND TAX STATEMENTS TO:

Michael A Younk
P O Box 1251
Dallas, OR 97338

0 Tableland Road TWP35, Sprague River, OR 97639

2020-010924

Klamath County, Oregon

08/31/2020 12:14:00 PM

Fee: \$87.00

TICOR TITLE



SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Donald Wayne Dixon, Grantor, conveys and warrants to **Michael A Younk**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS EIGHTEEN THOUSAND AND NO/100 DOLLARS (**\$18,000.00**). (See ORS 93.030).

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

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 WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 8-28-2020

Donald Wayne Dixon
Donald Wayne Dixon

State of OREGON
County of JACKSON

This instrument was acknowledged before me on August 28, 2020 by Donald Wayne Dixon.

Channin Culley
Notary Public - State of Oregon

My Commission Expires: 8/21/23



EXHIBIT A

Order No.: 470320069717

Title No.: 400080AM

The SW1/4 of the SE1/4 of section 22; and the NW1/4 of the NE1/4 of Section 27, all in Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon