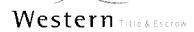
## 2024-000672

Klamath County, Oregon

01/25/2024 03:50:02 PM

Fee: \$87.00

## **RECORDING REQUESTED BY:**



1777 SW Chandler Ave., Suite 100 Bend, OR 97702

## **AFTER RECORDING RETURN TO:**

Order No.: WT0258352-TM Cameron Dixon C&E Dixon, LLC 12621 SW 115th Ave Tigard, OR 97223

#### SEND TAX STATEMENTS TO:

C&E Dixon, LLC 12621 SW 115th Ave Tigard, OR 97223

APN: 886994

Map: 2407-007C0-03400

### SPACE ABOVE THIS LINE FOR RECORDER'S USE

#### STATUTORY WARRANTY DEED

Jon W Danks, Jr and Mariah L Danks, as tenants by the entirety, Grantor, conveys and warrants to C&E Dixon, LLC, 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:

Lot 46 in DIAMOND PEAKS, TRACT NO. 1355, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SIX HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS (\$670,000.00). (See 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 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.

# STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.
Dated:
1
Joh W Danks, Jr
Mariah L Danks
State of OREGON County of DESCHUTES
This instrument was acknowledged before me on by Jon W Danks, Jr and Mariah L Danks
Dallins.
Notary Public - State of Oregon
(11.56
My Commission Expires:  OFFICIAL STAMP TONYA D. MOORE NOTARY PUBLIC-OREGON COMMISSION NO. 1015500
MY COMMISSION EXPIRES AUGUST 16, 2025