Washington County, Oregon **2014-008649**
D-DW **02/13/2014 02:53:38 PM**
Stn=1 I REED **$246.00**
$10.00 $11.00 $5.00 $20.00 $200.00

I, Richard Hobernicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio

THIS SPACE RE

After recording return to:
Robert A Kelley Jr. and Jennifer L Kelley
22455 SW Oak Street
Sherwood, OR 97140

Until a change is requested all tax statements shall be sent to the following address:
Robert A Kelley Jr. and Jennifer L Kelley
22455 SW Oak Street
Sherwood, OR 97140

File No.: 1031-2181828 (LZ)
Date: January 27, 2014

FIRST AMERICAN 2181828-TD

STATUTORY WARRANTY DEED

Andrew Brent Dixon, Grantor, conveys and warrants to **Robert A Kelley Jr. and Jennifer L Kelley, As tenants by the entirety** , Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Washington, State of Oregon, described as follows:

Lot 8, Block 13, SMOCK ADDITION TO SHERWOOD, in the City of Sherwood, in the County of Washington and State of Oregon.

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

The true consideration for this conveyance is **$199,999.00**. (Here comply with requirements of ORS 93.030)

THIS SPACE RESERVED FOR RECORDER'S USE

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22455 SW Oak Street
Sherwood, OR 97140

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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 13th day of FEBRUARY, 20 14.

Andrew Brent Dixon

Andrew Brent Dixon

STATE OF Oregon)
)ss.
County of Yamhill)

This instrument was acknowledged before me on this 13th day of FEBRUARY, 20 14 by **Andrew Brent Dixon**.

Carol C. Bechtold

Notary Public for Oregon
My commission expires: 4/18/14

OFFICIAL SEAL
CAROL C BECHTOLD
NOTARY PUBLIC-OREGON
COMMISSION NO. 447886
MY COMMISSION EXPIRES APRIL 18, 2014