

2008-002784

Klamath County, Oregon



00041186200800027840020026

03/04/2008 02:50:42 PM

Fee: \$26.00



After recording return to:  
Duane Sickert and Katherine Sickert  
3750 Plum Bush Drive  
Klamath Falls, OR

Until a change is requested all tax statements  
shall be sent to the following address:  
Duane Sickert and Katherine Sickert  
3750 Plum Bush Drive  
Klamath Falls, OR

File No.: 7021-1181960 (ALF)  
Date: February 11, 2008

THIS SPACE

### STATUTORY WARRANTY DEED

**Hazel Jean Hanon**, Grantor, conveys and warrants to **Duane Sickert and Katherine Sickert, husband and wife as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LOT 5, IN BLOCK 2 OF MIRACLE MANOR TRACT NO. 1165, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**Subject to:**

1. 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 **\$345,000.00**. (Here comply with requirements of ORS 93.030)

F26-

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, OF CHAPTER 424, OREGON LAWS 2007. 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 29 day of Feb, 2008

Hazel J. Hanon  
Hazel Jean Hanon

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 29 day of Feb, 2008  
by **Hazel Jean Hanon**.

Adrien Fleeck

Notary Public for Oregon  
My commission expires: 12-31-10

