

MT89425-MS



THIS SP/

2011-003425
Klamath County, Oregon



03/10/2011 11:30:04 AM

Fee: \$42.00

After recording return to:

James V. Ricks

20010 Constitution Drive

Eagle River, AK 99277

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

James V. Ricks

20010 Constitution Drive

Eagle River, AK 99277

Escrow No. MT89425-MS

Title No. 0089425

SWD r.030211

STATUTORY WARRANTY DEED

Beverly Sibbett, Trustee of the William Sibbett Trust and Beverly Sibbett, Trustee of the Beverly Sibbett Trust,

Grantor(s), hereby convey and warrant to

James V. Ricks and Sonja J. Ricks, as tenants by the entirety,

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 238, RUNNING Y RESORT, PHASE 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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:

The true and actual consideration for this conveyance is **\$330,000.00**.

42pmf

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 6 day of March, 2011

Trustee of the William Sibbett Trust

Trustee the Beverly Sibbett Trust

BY: Beverly Sibbett Trustee BY: Beverly Sibbett Trustee
Beverly Sibbett, Trustee Beverly Sibbett, Trustee

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 2/8, 2011 by Beverly Sibbett, Trustee of the William Sibbett Trust and as Trustee the Beverly Sibbett Trust.



MA Stuart
(Notary Public for Oregon)

My commission expires 12/20/14