



2017-004681
Klamath County, Oregon
05/03/2017 03:26:00 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Craig Stanley and Natalie Wolf-Stanley

PO Box 524

Tulelake, CA 96134

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

Craig Stanley and Natalie Wolf-Stanley

PO Box 524

Tulelake, CA 96134

File No. 158837AM

STATUTORY WARRANTY DEED

John O. Hicks and Karen A. Hicks, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Craig Stanley and Natalie Wolf-Stanley, 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:

**A portion of Lots 1 and 4, Block 3, TOWN OF LINKVILLE (now CITY OF KLAMATH FALLS), in the
County of Klamath, State of Oregon, more particularly described as follows:**

**Beginning at a point on the Westerly line of Juniper Street 100 feet Northerly from the Southeast corner of
Lot 1 in Block 3 in the TOWN OF LINKVILLE (now CITY OF KLAMATH FALLS), Oregon, thence
Northerly along the Westerly line of Juniper Street 70 feet, thence Westerly and at right angles to the
Westerly line of Juniper Street 61 feet, more or less, to the Westerly line of Lot 4 in said Block 3, thence
Southerly along the Westerly line of Lots 4 and 1 in said Block 3 and parallel with the Westerly line of
Juniper Street 70 feet, thence Easterly, and at right angles to the Westerly line of Lots 4 and 1, 61 feet, more
or less, to the place of beginning, being a portion of Lots 1 and 4 in Block 3 in the City of Klamath Falls,
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 **\$145,900.00.**

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:

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 29th day of April, 2017.

John O Hicks
John O. Hicks
Karen A Hicks
Karen A. Hicks

State of Oregon } ss
County of Lane }

On this 29 day of April, 2017, before me, Donna Sunny Houston a Notary Public in and for said state, personally appeared John O. Hicks and Karen A. Hicks, known or identified to me to be the person(s) whose name(s) is/~~are~~ subscribed to the within Instrument and acknowledged to me that he/~~she~~/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Donna Sunny Houston
Notary Public for the State of Oregon
Residing at: Lane, OR
Commission Expires: 3/25/19

