



THIS SPACE RESERVED FOR

2017-008774  
Klamath County, Oregon  
08/04/2017 09:43:00 AM  
Fee: \$47.00

After recording return to:  
John Ligon and Stephanie Ligon  
16977 Jacinto Rd  
Bend, OR 97707

Until a change is requested all tax statements shall be  
sent to the following address:  
John Ligon and Stephanie Ligon  
16977 Jacinto Rd  
Bend, OR 97707  
File No. 186489AM

STATUTORY WARRANTY DEED

Christa I. Gilkison, Trustee of the Gilkison Living Trust

Grantor(s), hereby convey and warrant to

John Ligon and Stephanie Ligon, 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 6 in Block 5, Little River Ranch, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2309-002B0-00200-000

The true and actual consideration for this conveyance is \$75,000.00.  
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:

2017-2018 Real Property Taxes, a lien not yet due and payable.



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 1<sup>st</sup> day of August, 2017.

The Gilkison Living Trust

Christa I. Gilkison Trustee  
Christa I. Gilkison, Trustee

State of Oregon } ss.  
County of Marion }

On this 1<sup>st</sup> day of August, 2017, before me, Tina Kelly Christa I. Gilkison, a Notary Public in and for said state, personally appeared Christa I. Gilkison known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Gilkison Living Trust, and acknowledged to me that she executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Tina Kelly  
Notary Public for the State of Oregon  
Residing at: Salem  
Commission Expires: 2-8-19

