



THIS SPACE RESERVED FOR

2017-013877  
Klamath County, Oregon  
12/05/2017 02:47:18 PM  
Fee: \$47.00

After recording return to:

Mikayla K Shave  
2590 Fargo Street  
Klamath Falls, OR 97603

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

Mikayla K Shave  
2590 Fargo Street  
Klamath Falls, OR 97603

File No. 199198AM

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### STATUTORY WARRANTY DEED

**Ricky Lukens and Judy Lukens as Joint Tenants,**

Grantor(s), hereby convey and warrant to

**Mikayla K Shave,**

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 Lot 4, FIRST ADDITION TO ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows: Beginning at a point on the East line of Lot 4 that is North 75 feet from the Southeast corner of Lot 4; thence South along the East line of said Lot, 75 feet to the Southeast corner; thence West along the South line of said Lot 4, 125 feet to a point; thence North parallel with the East line of Lot 4, 75 feet to a point; thence East parallel with the South line of Lot 4, 125 feet to the point of beginning.**

The true and actual consideration for this conveyance is \$135,000.00.

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:

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 5 day of December, 2017.

Ricky Lukens  
Ricky Lukens

Judy Lukens  
Judy Lukens

State of Oregon } ss  
County of Klamath }

On this 5<sup>th</sup> day of December, 2017, before me, Stacy Howard a Notary Public in and for said state, personally appeared Ricky Lukens and Judy Lukens, 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.

Stacy Howard  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 10-19-19

