

2018-002134

Klamath County, Oregon



00217869201800021340020022

02/26/2018 09:26:01 AM

Fee: \$47.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Land Naturally
117 Bernal Road, Ste. 70-628
San Jose, CA 95119

WARRANTY DEED

THE GRANTOR(S),
- Susan L. Hicken, 964 121st East Tacoma, WA 98445,

for and in consideration of: Two Thousand, Two Hundred and Fifty Dollars and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Melissa A. Simpson and Karen S. Newmyer, Joint Tenants with Rights of Survivorship, the following described real estate, situated in the County of Klamath, State of Oregon:

Parcel ID

Recorder: Legal Description

R-3513-033D0-07600-000 Lot 09, Block 20, Ferguson Mountain Pines, 1st Addition,
Klamath County, Oregon.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

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. 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.

Grantor Signatures:

DATED: February 8, 2018

Susan L. Hicken

Susan L Hicken
964 121st East Tacoma, WA 98445
Tacoma CO 81641

Grantor Signatures:

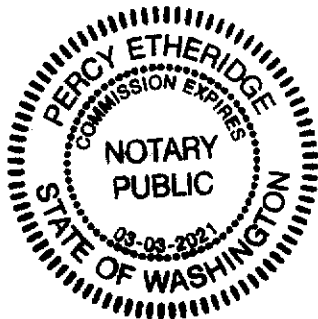
DATED: N/A

N/A

964 121st East Tacoma, WA 98445
Tacoma CO 81641

STATE OF Washington
COUNTY OF Pierce, ss:

This instrument was acknowledged before me on this 12th day of February, 2018
by Susan L. Hicken.



Percy Etheridge

Notary Public

Signature of person taking acknowledgment

Notary Public

Title (and Rank)

My commission expires 03-03-2021