

John E. Quast Jr.
Returned at Counter

2018-002334

Klamath County, Oregon



00218115201800023340030035

03/01/2018 03:22:27 PM

Fee: \$52.00

WARRANTY DEED

Marvin Lee Hickman and
Sonya C. Hickman
6717 Beckton Avenue
Klamath Falls, OR 97603
Grantor

Marvin Lee Hickman
6717 Beckton Avenue
Klamath Falls, OR 97603
Grantee

After recording return and Send Tax Statements to: Grantee

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

KNOW ALL MEN BY THESE PRESENTS, that MARVIN LEE HICKMAN and SONYA C. HICKMAN, as tenants by the entirety, hereinafter called Grantor for the consideration hereinafter stated, does hereby convey and warrant to MARVIN LEE HICKMAN, hereinafter called grantee, and unto Grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditments and appurtenances thereunto belonging or in anywise appertaining to the following described real property herein in Klamath County, Oregon, to-wit:

Lot 2 in Block 8 of Tract 1003, THIRD ADDITION TO MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.

The true consideration for this conveyance is pursuant to General Judgment of Dissolution.

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

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SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 2 day of February, 2018.

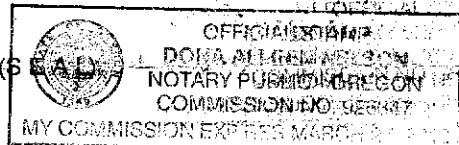
Marvin Lee Hickman
Marvin Lee Hickman

Sonya C. Hickman
Sonya C. Hickman

STATE OF OREGON)
) ss.
County of Klamath)

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above named Marvin Lee Hickman, and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me: Donna Allen Miller
Notary Public for Oregon
My Commission Expires: 3-27-2018

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above named Sonya C. Hickman, and acknowledged the foregoing instrument to be her voluntary act and deed.



Before me: Christine Hodnett
Notary Public for Oregon
My Commission Expires: 9/24/21

After recording return to:

MARVIN L. HICKMAN

P. O. Box 301

Keno, OR 97627

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

MARVIN L. HICKMAN

P. O. Box 301

Keno, OR 97627

Escrow No. MT85950-DS

Title No. 0085950

SWD

STATUTORY WARRANTY DEED

GARY A. BEAN and SHERRI A. BEAN, as tenants by the entirety, Grantor(s) hereby convey and warrant to MARVIN L. HICKMAN and SONYA C. HICKMAN, 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 2 in Block 8 of Tract 1003, THIRD ADDITION TO MOYINA, 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:

2009-2010 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is \$186,500.00.

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.

Dated this 17th day of Sept 2009.

GARY A. BEAN

SHERRI A. BEAN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 9-17, 2009 by GARY A. BEAN and SHERRI A. BEAN.

(Notary Public for Oregon)