

2018-006461

Klamath County, Oregon



00222955201800064610020020

05/29/2018 08:59:44 AM

Fee: \$47.00

Unless Otherwise Requested, All
Tax Statements Shall Be Sent To:
West Viking LLC
P.O. Box 1592
Prineville, OR 97754

After Recording, Return to:
West Viking LLC
P.O. Box 1592
Prineville, OR 97754

STATUTORY WARRANTY DEED

Thomas Gibson,

Grantor, hereby conveys and warrants to

West Viking LLC, an Oregon Limited Liability Company,

Grantee, the following described real property in the County of Klamath and State of Oregon
free of liens and encumbrances except as specifically set forth herein:

**LOT ELEVEN (11) BLOCK TWENTY (20), KLAMATH FALLS FOREST ESTATES
HWY 66 UNIT, PLAT NO. 1 AS RECORDED IN KLAMATH COUNTY, OREGON.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED
HERE: R-3711-027B0-01900-000.

The true and actual consideration for this conveyance is: for valuable consideration.

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:

2018-2019 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.

5/8/18
DATED:

Thomas Gibson
Thomas Gibson

ACKNOWLEDGEMENT

State of Oregon
County of Lincoln

On 5.8.18 before me, Mary M. Brandenburg
(insert name and title of the officer)

personally appeared Thomas Gibson, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Mary M. Brandenburg (Seal)

