

2018-007191

Klamath County, Oregon

06/14/2018 11:08:00 AM

Fee: \$87.00

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Michael J. Mayerle
Hornecker Cowling LLP
14 N. Central Ave., Ste. 104
Medford, OR 97501

**UNTIL A CHANGE IS REQUESTED:
SEND ALL TAX STATEMENTS TO:**

Michael Bigham, Trustee of the Living Trust
Of Vance Bigham and Barbara Bigham
2069 Grand Coulee Blvd.
Shasta Lake, CA 96019

SPECIAL WARRANTY DEED

MARIA FONSECA-BIGHAM, as Grantor, conveys and specially warrants to MICHAEL BIGHAM, Successor Trustee of the Living Trust of Vance Bigham and Barbara Bigham executed on September 24, 2002, as amended, as Grantee, the following described real property free from encumbrances created or suffered by the Grantor except as specifically set forth herein:

Lot 14 in Block 4 of Gatewood, Tract 1035, according to the
official plat thereof on file in the office of the Clerk of Klamath
County, Oregon.

The consideration for this transfer is ZERO DOLLARS.

TOGETHER WITH all improvements, easements, hereditaments and appurtenances thereto, and subject to such rights, easements, covenants, restrictions and zoning regulations as appear of record or based upon the premises.

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.

IN WITNESS WHEREOF, Grantor has hereunto subscribed her name to this instrument
effective the Nov day of 1st, 2017.

GRANTOR:

Maria Fonseca-Bigham
MARIA FONSECA-BIGHAM

STATE OF OREGON)
County of Klamath) ss.

On this 1 day of November, 2017, before me, the undersigned Notary
Public in and for said State, personally appeared MARIA FONSECA BIGHAM, known or
identified to me to be the person whose name is subscribed to the within instrument, and
acknowledged to me that she executed the same.



Sandra Hoskins
Notary Public for the State of Oregon
My Commission Expires: 5-14-2021

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