



THIS SPACE RESERVED FOR

**2018-008902**

**Klamath County, Oregon**

**07/27/2018 09:56:01 AM**

**Fee: \$92.00**

After recording return to:

Tyler Rickey

19870 Live Oak Rd.

Red Bluff, CA 96080

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

Tyler Rickey

19870 Live Oak Rd.

Red Bluff, CA 96080

File No. 231289AM

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### STATUTORY WARRANTY DEED

**Douglas V. Osborne, Referee for Scott P. Manning, Steven H. Manning, Kelly Johnson, also known as Kelly Suzanne Johnson and Kimberly Dahl, per Klamath County Circuit Court #17CV19791**

Grantor(s), hereby convey and warrant to

**Tyler Rickey,**

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:

**See Attached Exhibit 'A'**

The true and actual consideration for this conveyance is \$110,000.00.

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 25th day of July 2018.

Douglas V. Osborne

Douglas V. Osborne, Referee for Scott P. Manning, Steven H. Manning, Kelly Johnson and Kimberly Dahl

State of OR } ss  
County of Klamath }

On this 25th day of July, 2018, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Tyler Kickey, 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.

D \*Douglas V. Osborne, Referee for Scott P. Manning, Steven H. Manning, Kelly Johnson and Kimberly Dahl

Deborah Anne Sinnock

Notary Public for the State of OR

Residing at: Klamath Co.

Commission Expires: 8-30-21

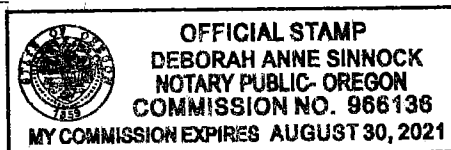


EXHIBIT 'A'

File No. 231289AM

PARCEL No. 1:

That portion of Lot 5, Block 55, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Northeasterly line of Eighth Street, 36 feet 8 inches Northwesterly from the intersection of the Northeasterly line of Eighth Street with the Northerly line of the alley through Block 55, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Northwesterly along the Northeasterly line of Eighth Street 36 feet 8 inches; thence Northeasterly at right angles to Eighth Street 65 feet, more or less, to the line between Lots 5 and 6 in said Block 55; thence Southeasterly along the line between Lots 5 and 6 in said Block 55 a distance of 36 feet 8 inches; thence Southwesterly 65 feet, more or less to the point of beginning.

PARCEL No. 2:

That portion of Lot 5, Block 55, Nichols Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the intersection of the Northeasterly line of Eighth Street with the Northerly line of the alley through Block 55, Nichols Addition to the City of Klamath Falls, Oregon; thence Northeasterly along the Northerly line of said alley 65 feet, more or less, to the line between Lots 5 and 6 of said block; thence Northwesterly along said line between Lots 5 and 6, 36 feet 8 inches; thence Southwesterly and parallel with said alley 65 feet, more or less, to the Northeasterly line of Eighth Street; thence Southeasterly along the Northeasterly line of Eighth Street 36 feet 8 inches to the point of beginning.