



THIS SPACE RESERVED FOR

2018-014726

Klamath County, Oregon

12/07/2018 02:48:01 PM

Fee: \$87.00

After recording return to:
Denise Ann Lawver Fricke
13151 Thoma Rd
Lake Oswego, OR 97034

Until a change is requested all tax statements shall be
sent to the following address:
Denise Ann Lawver Fricke
13151 Thoma Rd
Lake Oswego, OR 97034
File No. 188739AM

STATUTORY WARRANTY DEED

Marlin Dale Wilson and Rosa Faye Wilson, as Tenants by the Entirety,
Grantor(s), hereby convey and warrant to

Denise Ann Lawver Fricke,

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:

Parcel 1:

**Government Lots 20 Excepting therefrom Government Lot 20 all that portion lying Northerly and
Northeasterly of the Southwesterly right of way line of the Sprague River Highway, 21, 27, 28, 29, and 30 of
Section 18 in Township 36, South of Range 11 East of the Willamette Meridian, Klamath County, Oregon.**

Parcel 2:

**That portion of Government Lot 22 in Section 18, Township 36 South, Range 11 East of the Willamette
Meridian, Klamath County, Oregon, lying Southwesterly of the Southwesterly right of way line of the
Sprague River Highway.**

**Excepting therefrom parcels 1 and 2 above all that portion conveyed to Klamath County by Bargain and
Sale Deed recorded April 10, 1953 in Volume 260 page 131 Deed Records of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$220,000.00.

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 7th day of Dec, 2018.

Marlin Dale Wilson
Marlin Dale Wilson

Rosa Faye Wilson
Rosa Faye Wilson

State of Oregon } ss
County of Klamath }

On this 7th day of Dec, 2018, before me, Deborah Anne Sinnock a
Notary Public in and for said state, personally appeared Marlin Dale Wilson and Rosa Faye Wilson, 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.

Deborah Anne Sinnock
Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 8-30-21

