



THIS SPACE RESERVED FOR

2018-014965  
Klamath County, Oregon  
12/14/2018 09:13:01 AM  
Fee: \$87.00

After recording return to:  
Thomas Sims and Linda Sims, Trustees of the Thomas  
and Linda Sims Trust established on 11/27/18.  
4734 Cleverland Ave  
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be  
sent to the following address:  
Thomas Sims and Linda Sims, Trustees of the Thomas  
and Linda Sims Trust established on 11/27/18.  
4734 Cleverland Ave  
Klamath Falls, OR 97601  
File No. 269288AM

STATUTORY WARRANTY DEED

Robert A. Stewart and Marilyn J. Stewart, as Tenants by the Entirety as to an undivided 1/3 interest; Jamie  
H. Jackson and Sherri A. Jackson, with rights of survivorship, as to an undivided 2/3 interest,  
Grantor(s), hereby convey and warrant to

Thomas Sims and Linda Sims, Trustees of the Thomas and Linda Sims Trust established on 11/27/18.,  
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 1, TRACT 1420, SHERWOOD FOREST, according to the official plat thereof on file in the office of  
the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$36,000.00.  
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 11th day of December, 2018 Doc. Date: 12-11-18 #Pages: 2

Robert A. Stewart  
Robert A. Stewart

Name: J. Lorelle Carter - Third Circuit

Doc. Description: Statutory Warranty Deed

Marilyn J. Stewart  
Marilyn J. Stewart

J. Lorelle Carter 12/11/18  
Notary Signature Date

Jamie H. Jackson  
Jamie H. Jackson

NOTARY CERTIFICATION

Sherri A. Jackson  
Sherri A. Jackson

NOTARY CERTIFICATION

Notary Signature \_\_\_\_\_ Date \_\_\_\_\_

Doc. Description: \_\_\_\_\_

Name: J. Lorelle Carter - Third Circuit

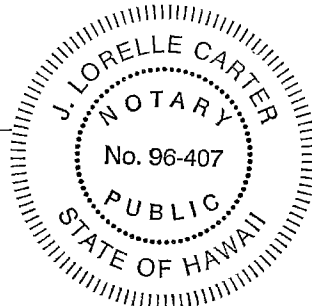
#Pages: \_\_\_\_\_

State of HAWAII } ss  
County of HAWAII }

On this 11th day of December, 2018, before me, J. Lorelle Carter, Notary Public a Notary Public in and for said state, personally appeared Robert A. Stewart & Marilyn J. Stewart, 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.

J. Lorelle Carter  
Notary Public for the State of Hawaii  
Residing at: Kailua-Kona, HI 96740  
Commission Expires: My Commission expires 7-18-2020



State of OR } ss  
County of Klamath }

On this 13th day of December, 2018, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Jamie H. Jackson & Sherri A. Jackson, 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 OR  
Residing at: Klamath Co.  
Commission Expires: 8-30-21

