

2019-000825

Klamath County, Oregon



00234989201900008250020026

01/29/2019 10:14:30 AM

Fee: \$87.00

Returned at Counter

**After recording return to:**

Jimmie D Huggins and Deborah Claire Morte-Huggins, Trustees  
5368 Wocus Road  
Klamath Falls, OR 97603

**Grantor**

**WARRANTY DEED**

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

Jimmie D. Huggins and Deborah Claire Morte-Huggins, Trustees

**Same as above**

KNOW ALL MEN BY THESE PRESENTS, That Jimmie D. Huggins and Deborah Claire Morte-Huggins, hereinafter called the grantors, for the consideration hereinafter stated, to grantor paid by Jimmie D. Huggins and Deborah Claire Morte-Huggins, Trustees, of the Huggins Family Living Trust hereinafter called the grantees, do hereby grant, bargain, sell and convey unto the said grantee and grantees' heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 14 and 15, Block 5, RIVERVIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**PARCEL 2**

A parcel of land lying in Lots 14, 15, and 16, Block 7, RIVERVIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion deeded to the State of Oregon, by and through its State Highway Commission, recorded in Volume M67, page 7699 and M67, Page 6325, all Microfilm Records of Klamath County, Oregon.

Lot 17, Block 7, RIVERVIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, LESS AND EXCEPTING that portion conveyed to State of Oregon, by and through its State Highway Commission, by Presbyterian Intercommunity Hospital, Inc., an Oregon Corporation, dated August 23, 1967, recorded August 31, 1967 in Volume M67, page 6851, Microfilm Records of Klamath County, Oregon.

**Subject to:** Covenants, conditions and/or easements, if any affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

**To Have and to Hold** the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every part of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

**The true and actual consideration** paid for this transfer, stated in terms of dollars is other than money.

**In construing this deed** and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

**In Witness Whereof**, the undersigned grantors, have executed this instrument ~~December 21, 2018~~ *January 29, 2019*.

*Jimmie D. Huggins*  
Jimmie D. Huggins

*Deborah Claire Morte-Huggins*  
Deborah Claire Morte-Huggins

STATE OF OREGON, County of Klamath)ss.

*January 29, 2019*

On ~~December 21, 2018~~, personally appeared the above named Jimmie D. Huggins and Deborah Claire Morte-Huggins and acknowledge the foregoing instrument to be their voluntary act and deed.



Before me: *Mark L. Runnels*  
Notary Public for Oregon  
My Commission Expires: July 18, 2021