

2019-000826
Klamath County, Oregon



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01/29/2019 10:14:33 AM

Fee: \$87.00

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:

PARCEL 1:

The North ½ of Lot 6, Block 2, HOME ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

The Westerly 44 feet of Lots 7 and 8, Block 16, FAIRVIEW ADDITION NO. 2 TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 3:

Lot 1, Block 13, FAIRVIEW ADDITION NO. 2 TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk 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


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:



Notary Public for Oregon

My Commission Expires: July 18, 2021

