



THIS SPACE RESERVED FOR

2019-004101

Klamath County, Oregon

04/17/2019 01:24:02 PM

Fee: \$92.00

After recording return to:

Brock D. Phillips and Emily A. O'Connor

3608 Hope St.

Klamath Falls, OR 97603

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

Brock D. Phillips and Emily A. O'Connor

3608 Hope St.

Klamath Falls, OR 97603

File No. 283111AM

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### STATUTORY WARRANTY DEED

**Jeffrey Todd Wick, Gregory Dee Wick and Brian Douglas Wick,**

Grantor(s), hereby convey and warrant to

**Brock D. Phillips and Emily A. O'Connor, as Tenants in Common, each as to an undivided 50% interest,**

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:

**A tract of land in the S1/2 SE1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:**

**Beginning at a point on the North line of the S1/2 SE1/4 NW1/4 of said Section 11 and the West line of a tract conveyed to Klamath County by deed recorded March 25, 1965, in Book 360 at Page 314; thence South 0°17' West along the West line of said Klamath County tract a distance of 92 feet; thence South 89°59'30" West a distance of 138.72 feet; thence North 00°06'30" East a distance of 92 feet to the North line of said S1/2 SE1/4 NW1/4; thence North 89°59'30" East along said South half a distance of 139 feet to the point of beginning.**

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:

920000



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.

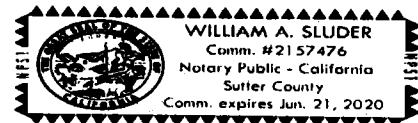
Dated this 6 day of April, 2019.

Jeffrey Todd Wick Affiant/Claiming Successor JKS  
Jeffrey Todd Wick

State of California } ss  
County of Yuba }

On this 6 day of April, 2019, before me, William A Sluder a Notary Public in and for said state, personally appeared Jeffrey Todd Wick, 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.

William A Sluder  
Notary Public for the State of California  
Residing at: 2145 Cold River Dr Yuba City, CA 95991  
Commission Expires: 21 June 2020

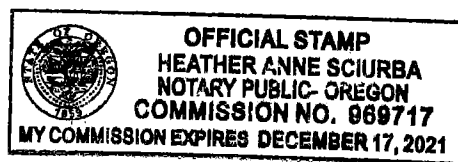


Gregory Dee Wick  
Gregory Dee Wick

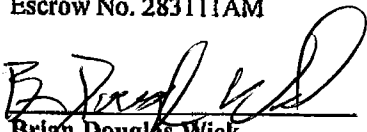
State of Oregon } ss  
County of Klamath }

On this 10 day of April, 2019, before me, Heather Anne Sciurba a Notary Public in and for said state, personally appeared Gregory Dee Wick, 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.

Heather Anne Sciurba  
Notary Public for the State of Oregon  
Residing at: Klamath Falls OR  
Commission Expires: Dec. 17 2021






  
Brian Douglas Wick

State of Oregon } ss  
County of Washington }

On this 14<sup>th</sup> day of April, 2019, before me, Amy Faulkner a Notary Public in and for said state, personally appeared Brian Douglas Wick, 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.

  
Notary Public for the State of Oregon  
Residing at: 538 N. 8<sup>th</sup> St. Carlton, OR 97111  
Commission Expires: April 2, 2021

