



THIS SPACE RESERVED FOR

<p><b>2019-010294</b>  <b>Klamath County, Oregon</b>  09/04/2019 01:54:01 PM  Fee: \$87.00</p>
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After recording return to:  
Claude T. Huffman and Carla S. Manley  
9163 Mina Bird Dr  
Bonanza, OR 97623

Until a change is requested all tax statements shall be sent to the following address:  
Claude T. Huffman and Carla S. Manley  
9163 Mina Bird Dr  
Bonanza, OR 97623  
File No. 310264AM

**STATUTORY WARRANTY DEED**

**Christan J. Wilkinson and Thomas L. Harvey,**  
Grantor(s), hereby convey and warrant to

**Claude T. Huffman and Carla S. Manley, as Tenants in Common with Rights of Survivorship**

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 in Block 34 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**EXCEPTING THEREFROM all that portion conveyed to the State of Oregon, by and through its Department of Transportation by Warranty Deed recorded August 6, 2013 in Instrument No. 2013-008974**

The true and actual consideration for this conveyance is \$55,000.00.  
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:

**2019-2020 Real Property Taxes, a lien not yet due and payable**

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 31 day of August 2019

*JW*  
[Signature]  
Christian J. Wilkinson  
*JW*  
[Signature]  
Thomas Lee Harvey

State of Nevada } ss  
County of Clark }

On this 31st day of August, 2019, before me, Erica D. Stephens a Notary Public in and for said state, personally appeared Christian J. Wilkinson and Thomas L. Harvey, 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.

[Signature]  
Notary Public for the State of Nevada  
Residing at: Henderson, NV.  
Commission Expires: 4/15/2020

