



**2020-003408**

**Klamath County, Oregon**

03/19/2020 10:50:39 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Doug Sieckmann and Kelley Groen-Sieckmann

19313 Towercrest Dr

Oregon City, OR 97045

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

Doug Sieckmann and Kelley Groen-Sieckmann

19313 Towercrest Dr

Oregon City, OR 97045

File No. 354741AM

---

**STATUTORY WARRANTY DEED**

**Lawrence Stephen Hagel and Mary Olga Hagel Living Trust, dated February 15, 2011  
(Lawrence Stephen Hagel and Mary Olga Hagel, Trustees),**

Grantor(s), hereby convey and warrant to

**Doug Sieckmann and Kelley Groen-Sieckmann, as Tenants by the Entirety,**

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 7, Block 3, WAGON TRAIL ACREAGES NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**2309-001A0-03400**

The true and actual consideration for this conveyance is \$80,000.00.

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 16 day of MARCH, 2020.

LAWRENCE STEPHEN HAGEL AND  
\*Mary Olga Hagel Living Trust

By: Lawrence Stephen Hagel Date: 03-16-2020  
Lawrence Stephen Hagel, Trustee

By: Mary Olga Hagel Date: 3/16/2020  
Mary Olga Hagel, Trustee

State of OREGON } ss.  
County of LINCOLN }

On this 16<sup>th</sup> day of MARCH, 2020, before me, a Notary Public in and for said state, personally appeared Lawrence Stephen Hagel and Mary Olga Hagel known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Lawrence Stephen Hagel and Mary Olga Hagel Living Trust, Dated February 15, 2011, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Emyrose Ricohermoso Husband  
Notary Public for the State of OREGON »  
Residing at: PO Box 23 WALDPONT, OR 97394  
Commission Expires: 12/01/2023

