



THIS SPACE RESERVED FOR

2020-006601

Klamath County, Oregon

05/29/2020 02:20:41 PM

Fee: \$87.00

After recording return to:

Mark Rippy and Anne Rippy

P.O. Box 84971

Fairbanks, AK 99708

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

Mark Rippy and Anne Rippy

P.O. Box 84971

Fairbanks, AK 99708

File No. 373060AM

STATUTORY WARRANTY DEED

James Leo Icenbice and Bonnie Jean Tison,

Grantor(s), hereby convey and warrant to

Mark Rippy and Anne Rippy, but 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:

The Northerly 40 feet of Lot 1, and the Northerly 40 feet of the Easterly 59 feet of Lot 2 Block 52, NICHOLS ADDITION TO LINKVILLE, NOW CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, more particularly described as follows:

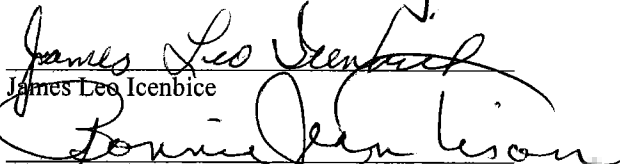

Beginning 80 feet Northwesterly along the Westerly line of 9th Street in the City of Klamath Falls, Oregon, from the most Easterly corner of Block 52, NICHOLS ADDITION TO LINKVILLE, NOW CITY OF KLAMATH FALLS, being the corner of 9th Street and closed Canal (now Washington) Street; thence Southwesterly at right angles to 9th Street, 124 feet; thence Northwesterly and parallel to 9th Street, 40 feet; thence Northeasterly along Northwesterly line of Lots 1 and 2, said Block 52, 124 feet to 9th Street; thence Southeasterly along said Westerly line of 9th Street 40 feet to place of beginning.

The true and actual consideration for this conveyance is \$135,000.00.

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:

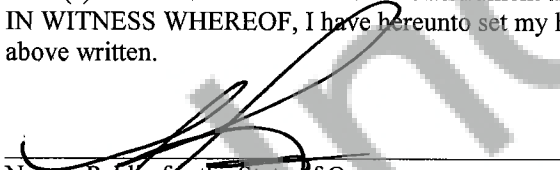
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 28 day of May, 2020.


James Leo Icebice

Bonnie Jean Tison

State of Oregon} ss
County of Klamath}

On this 28th day of May, 2020, before me, Rosio V. Hernandez, a Notary Public in and for said state, personally appeared **James Leo Icebice and Bonnie Jean Tison**, 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: Klamath County
Commission Expires: Nov 06, 2020

