

After Recording Return to:  
Fitzwater Law  
6400 SE Lake Rd Ste 440  
Portland, OR 97222

**2020-011345**

**Klamath County, Oregon**

09/09/2020 11:01:00 AM

Fee: \$87.00

Grantors:  
MARTIN J. HICKS and  
DARLENE F. HICKS  
P.O. Box 93  
Klamath Falls, OR 97601

Grantees/Send Tax Statements to:  
DARLENE FAYE HICKS and  
MARTIN JAY HICKS, TRUSTEES  
P.O. Box 93  
Klamath Falls, OR 97601

#### WARRANTY DEED - STATUTORY FORM

MARTIN J. HICKS and DARLENE F. HICKS, as tenants by the entirety, GRANTORS, convey and warrant to DARLENE FAYE HICKS and MARTIN JAY HICKS, TRUSTEES, or the successor(s) in trust, under the HICKS FAMILY TRUST dated 8-24 -, 2020, and any amendments thereto, wherein DARLENE FAYE HICKS and MARTIN JAY HICKS are also Settlers and Beneficiaries, GRANTEES, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon:

**Lot 6, Block 7, ORIGINAL TOWN OF MERRILL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Tax Account No. 4110-002DD-00800-000**

**Key No. 121157**

Subject to encumbrances of record.

The true and actual consideration for this conveyance is \$0.00.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 24 day of August, 2020.

Martin J. Hicks  
MARTIN J. HICKS, GRANTOR

Darlene F. Hicks  
DARLENE F. HICKS, GRANTOR

STATE OF OREGON  
County of Klamath

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of August, 2020, by MARTIN J. HICKS and DARLENE F. HICKS, GRANTORS.



Mariah E. Willy  
Notary Public for Oregon