

2020-011349

Klamath County, Oregon

09/09/2020 11:34:01 AM

Fee: \$87.00

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

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 FAYE HICKS, husband and wife,
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 August 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 9 in tract 1265 - DEVONRIDGE, according to the official plat
thereof on file in the office of the County Clerk of Klamath County,
Oregon.**

3909-005DB-00300-000

878237

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 24th day of August, 2020, by MARTIN J. HICKS and DARLENE F. HICKS, GRANTORS.



Mariah E. Willy
Notary Public for Oregon