



2020-011582

Klamath County, Oregon

09/11/2020 12:10:00 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Karen Denise Dilley

4650 Biona Dr.

San Diego, CA 92116

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

Karen Denise Dilley

4650 Biona Dr.

San Diego, CA 92116

File No. 393345AM

### STATUTORY WARRANTY DEED

**Sabra D. Rickman, Trustee of the Rickman Family Trust Revocable Living Trust Agreement,**

Grantor(s), hereby convey and warrant to

**Karen Denise Dilley,**

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 NE1/4 SE1/4 and the N1/2 S1/2 SE1/4 Section 21, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying East of the right of way of the Dalles-California Highway, and North of Rainbow Park Drive.**

**SAVING AND EXCEPTING THEREFROM the E1/2 SE1/4 of Section 21, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon; said strip of land being 66 feet in width and being 33 feet each side of, measured at right angles to, the following described centerline:**

**Beginning at a point on the East line of said Section 21; said point being South 00° 26' 40" West a distance of 1,318.93 feet from the East one-fourth corner of said Section 21; thence West a distance of 436.01 feet, more or less, to the Easterly right of way line of The Dalles-California Highway (State Highway #97).**

The true and actual consideration for this conveyance is \$263,500.00.

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:

**"2020-2021 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 10th day of Sept. 2020.

The Rickman Family Revocable Living Trust Agreement

By: Sabra D. Rickman  
Sabra D. Rickman, Trustee

State of OR } ss  
County of Klamath }

On this 10th day of Sept., 2020, before me Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Sabra D. Rickman, Trustee of The Rickman Family Trust, 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.

Deborah Anne Sinnock  
Notary Public for the State of OR  
Residing at: Klamath Co.  
Commission Expires: 8-30-21

