

Fidelity National Title # 387893Am

RECORDING REQUESTED BY:  
 **Fidelity National Title**  
Company of Oregon

500 Liberty St. SE, Ste 200  
Salem, OR 97301

**GRANTOR'S NAME:**  
Wagnier

**GRANTEE'S NAME:**  
Huggins

**AFTER RECORDING RETURN TO:**  
Gary Huggins and Michelle Huggins  
9950 SW River Bend Rd.  
McMinnville, OR 97128

**SEND TAX STATEMENTS TO:**  
Joshua C. Huggins and Cortney L. Huggins  
PO Box 933  
McMinnville, OR 97128

144409 and 2406-001BD-01100  
20936 Calgary Drive, Crescent, OR 97733

**2020-012163**  
Klamath County, Oregon  
09/23/2020 03:10:01 PM  
Fee: \$82.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### STATUTORY SPECIAL WARRANTY DEED

**Gary R. Wagnier and Judy L. Wagnier, as tenants by the entirety**, Grantor, conveys and warrants to **Gary Huggins and Michelle Huggins, as tenants by the entirety**, Grantee, the following described real property, free of encumbrances created or suffered by the Grantor except as specifically set forth below, situated in the County of Klamath, State of Oregon:

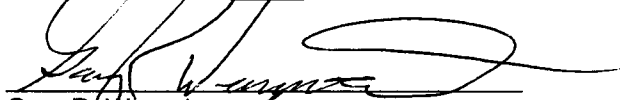
Lot 11 in Block 1 of CRESCENT MEADOWS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

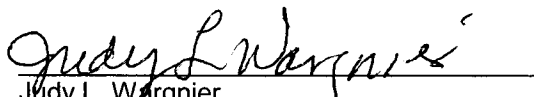
**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS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

THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS \$ 137,500.  
(See ORS 93.030)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

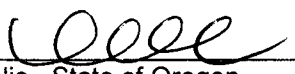
Dated: September 18, 2020

  
Gary R. Wagnier

  
Judy L. Wagnier

State of Oregon  
County of Marion

This instrument was acknowledged before me on September 18, 2020 by Gary R. Wagnier and Judy L. Wagnier.

  
Notary Public - State of Oregon  
My Commission Expires: 8/16/2022

