

Fidelity National Title # 387893 AM

RECORDING REQUESTED BY:



**Fidelity National Title**  
Company of Oregon

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

GRANTOR'S NAME:

Gary Huggins and Michelle Huggins

GRANTEE'S NAME:

Cortney L. Huggins and Joshua C. Huggins

AFTER RECORDING RETURN TO:

Order No.: 60222006608-TD

Cortney L. Huggins and Joshua C. Huggins  
P.O. Box 143  
Amity, OR 97101

SEND TAX STATEMENTS TO:

Cortney L. Huggins and Joshua C. Huggins  
P.O. Box 143  
Amity, OR 97101

APN: 144409

Map: 2406-001BD-01100

20936 Calgary Drive, Crescent, OR 97733

**2020-012164**

Klamath County, Oregon

09/23/2020 03:10:01 PM

Fee: \$87.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

**Gary Huggins and Michelle Huggins, as tenants by the entirety**, Grantor, conveys and warrants to **Cortney L. Huggins and Joshua C. Huggins, as tenants by the entirety**, Grantee, the following described real property, free and clear of encumbrances 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.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$350,000.00). (See ORS 93.030).

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.

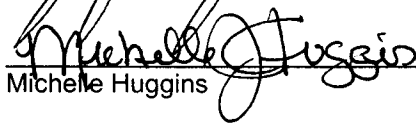
STATUTORY WARRANTY DEED

(continued)

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

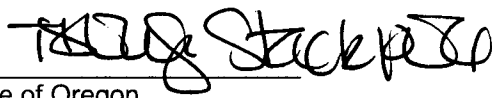
Dated: September 03, 2020

  
\_\_\_\_\_  
Gary Huggins

  
\_\_\_\_\_  
Michelle Huggins

State of Oregon  
County of Marion

This instrument was acknowledged before me on September 03, 2020 by Gary Huggins and Michelle Huggins.

  
\_\_\_\_\_  
Notary Public - State of Oregon

My Commission Expires: 7.15.2021

