



2020-012794

Klamath County, Oregon

10/06/2020 01:01:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Craig Lockaby and Kay Lockaby

P.O. Box 7631

Bend, OR 97708

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

Craig Lockaby and Kay Lockaby

P.O. Box 7631

Bend, OR 97708

File No. 406640AM

STATUTORY WARRANTY DEED

James Ralph Wible and Patricia Jeanne Wible, Trustees of the James & Patricia Wible Revocable Living Trust dated 04/05/2011,

Grantor(s), hereby convey and warrant to

Craig Lockaby and Kay Lockaby, as Tenants by the Entirety,

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 NW1/4 SE1/4 NW1/4 of Section 4, Township 25 South, Range 8, East of the Willamette Meridian, Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2508-00400-01500

The true and actual consideration for this conveyance is \$285,000.00.

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 6 day of October, 2020

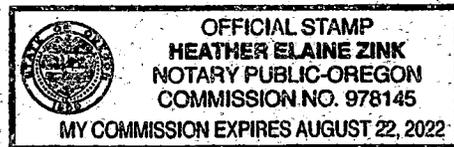
James Ralph Wible and Patricia Jeanne Wible, Trustees of the James & Patricia Wible Revocable Living Trust dated 04/05/2011

By:

James Ralph Wible, Trustee

By:

Patricia Jeanne Wible, Trustee



State of Oregon} ss.
County of Deschutes}

On this 6 day of October, 2020, before me, a Notary Public in and for said state, personally appeared James Ralph Wible and Patricia Jeanne Wible known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the James & Patricia Wible Revocable Living Trust Dated 04/05/2011, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Heather Elaine Zink

Notary Public for the State of Oregon»
Residing at: AmeriTitle, Redmond, OR
Commission Expires: 8-22-2022