



2021-001922

Klamath County, Oregon

02/09/2021 08:59:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Mary Antoinette Washburn

555 Hanks Street

Klamath Falls, OR 97601

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

Mary Antoinette Washburn

555 Hanks Street

Klamath Falls, OR 97601

File No. 436031AM

STATUTORY WARRANTY DEED

Thomas Charles Dickert and Maria Isabel Dickert, Trustees of The Dickert Family Trust, u.a.d. June 10, 2020,

Grantor(s), hereby convey and warrant to

Mary Antoinette Washburn,

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:

Unit 24 of TRACT 1398, THE HARBOR ISLES GOLF COURSE CONDOMINIUM, STAGE 14, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH the general and limited common elements pertaining thereto as provided in the Supplemental Declaration submitting Stage 14 of Harbor Isles Golf course Condominium to Condominium Ownership, recorded the 26th day of July, 2002 in Volume M02, at Page 42146, Microfilm Records of Klamath County, Oregon. The land included within such property is described in Exhibit A to the Supplemental Declaration and such description is incorporated by this reference.

The true and actual consideration for this conveyance is \$290,000.00.

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:

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 8th day of Feb., 2021.

The Dickert Family Trust

By: Thomas Charles Dickert
Thomas Charles Dickert, Trustee

By: Maria Isabel Dickert
Maria Isabel Dickert, Trustee

State of OR } ss
County of Klamath

On this 8th day of Feb., 2021, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Thomas Charles Dickert and Maria Isabel Dickert, Trustees of the Dickert 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

