

**2021-005482**

**Klamath County, Oregon**

04/12/2021 02:28:00 PM

Fee: \$87.00

**Send Tax Statements To:**

Kevin Wilkerson  
Sherry Wilkerson  
P.O. Box 145  
Winchester, CA 92596

**After Recording Return To:**

Kevin Wilkerson  
Sherry Wilkerson  
P.O. Box 145  
Winchester, CA 92596

24059 KH

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**WARRANTY DEED**

Patrick Holloway and June Holloway, Husband and Wife (who acquired title as Patrick Holloway and June Holloway), Grantor hereby conveys and warrants to Kevin Wilkerson and Sherry Wilkerson, Husband and Wife as Community Property with Right of Survivorship, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to wit, free of encumbrances except as specifically set forth below:

Lot 6  
Block 16  
Sprague River Valley Acres

Account/Parcel No. R355662  
Alt. APN: 3612E01D01700

This property is subject to all restrictions, easements, encumbrances, liens and obligations of record as of the date hereof, the liability and obligations of Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any indemnification available to Grantor under any title insurance policy. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature of such liability or obligations.

The true and actual consideration paid for this transfer is None \$0.00

**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, SECTION 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 SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 17<sup>th</sup>, December, 2020.

Patrick Holloway  
Patrick Holloway

June Holloway  
June Holloway

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE )

On MARCH 11th, 2021 before me, TRACY SEARLES-CHAPMAN, Notary Public, personally appeared **Patrick Holloway and June Holloway**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.  
WITNESS my hand and official seal.

Signature Tracy Searles-Chapman

