



2021-008177

Klamath County, Oregon

05/21/2021 01:50:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Randall B. Ricks and Judy L. Ricks, Trustees of the
Ricks Family Trust

PO Box 544

Shaver Lake, CA 93664

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

Randall B. Ricks and Judy L. Ricks, Trustees of the
Ricks Family Trust

PO Box 544

Shaver Lake, CA 93664

File No. 461976AM

STATUTORY WARRANTY DEED

David J. Gibson and Karen E. Gibson, Trustee of the Gibson Family 2000 Trust dated May 1, 2000,

Grantor(s), hereby convey and warrant to

Randall B. Ricks and Judy L. Ricks, Trustees of the Ricks Family Trust,

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:

**Lot 899, RUNNING Y RESORT, PHASE 11, FIRST ADDITION, 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 \$20,000.00.

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 19th day of May, 2021

Gibson Family 2000 Trust dated May 1, 2000

By: David J. Gibson
David J. Gibson, Trustee

By: Karen E. Gibson
Karen E. Gibson, Trustee

State of Nevada } ss.
County of Washoe }

On this 19th day of May, 2021, before me, Cheryl Cathi Shawl a Notary Public in and for said state, personally appeared David J. Gibson and Karen E. Gibson known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Gibson Family 2000 Trust dated May 1, 2000, and acknowledged to me that he/she/they executed the same as Trustee. Gibson

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

Cheryl Cathi Shawl
Notary Public for the State of Nevada »
Residing at: 5120 High Rock Way Sparks, NV 89431
Commission Expires: 09-18-2023

