



**2021-009503**

**Klamath County, Oregon**

**06/16/2021 02:32:00 PM**

**Fee: \$87.00**

THIS SPACE RESERVED FOR

After recording return to:

Sarah Spangler and Leighanna Faye Rickman

433 St Francis St.

Klamath Falls, OR 97601

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

Sarah Spangler and Leighanna Faye Rickman

433 St Francis St.

Klamath Falls, OR 97601

File No. 462571AM

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**STATUTORY WARRANTY DEED**

**Karen J. Lingafelter, Trustee of the Marostica and Lingafelter Joint Revocable Living Trust,  
as to Parcel 1**

**Karen J. Lingafelter, Trustee of the Marostica and Lingafelter Joint Revocable Living Trust, as to Parcel 2**

**Karen J. Lingafelter, Trustee of the Marostica and Lingafelter Joint Revocable Living Trust, as to Parcel 3,  
Grantor(s), hereby convey and warrant to**

**Sarah Spangler and Leighanna Faye Rickman, 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:

**PARCEL 1:**

**The East 21.15 feet of Lot 14 and all of Lot 15, Block 68, BUENA VISTA ADDITION TO THE CITY OF  
KLAMATH FALLS, in the County of Klamath, State of Oregon.**

**PARCEL 2:**

**Lot 13 and the West 28.85 feet of Lot 14, Block 68, BUENA VISTA ADDITION to the City of Klamath  
Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County,  
Oregon.**

**PARCEL 3:**

**Lot 14A and the West 10 feet of Lot 15A in Block 68 of BUENA VISTA ADDITION to the City of Klamath  
Falls, 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 \$269,900.00.

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 11 day of June, 2021

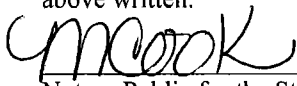
The Marostica and Lingafelter Joint Revocable Living Trust

By:   
Karen J. Lingafelter, Trustee

State of Oregon} ss.  
County of Klamath}

On this 11 day of June, 2021, before me, Melissa Cook a Notary Public in and for said state, personally appeared Karen J. Lingafelter known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Marostica and Lingafelter Joint Revocable Living Trust, 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.

  
Notary Public for the State of Oregon»  
Residing at: Klamath County  
Commission Expires: 3/15/22

