



470321075953

RECORDING REQUESTED BY:



300 Klamath Ave
Klamath Falls, OR 97601

GRANTOR'S NAME:
Timothy R. Gibson

GRANTEE'S NAME:
Richard Wickham

AFTER RECORDING RETURN TO:

Order No.: 470321075953-MP
Richard Wickham
P.O. Box 777
Toledo, OR 97391

SEND TAX STATEMENTS TO:

Richard Wickham
P.O. Box 777
Toledo, OR 97391

APN: 243935
244024
3352 Twin Lakes Road, Chiloquin, OR 97624

2021-010340

Klamath County, Oregon

07/01/2021 02:41:01 PM

Fee: \$87.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Timothy R. Gibson, Grantor, conveys and warrants to **Richard Wickham**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lots 5 and 13 in Block 20 of TRACT 1113 - OREGON SHORES, UNIT 2, 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 THREE HUNDRED THIRTY-TWO THOUSAND AND NO/100 DOLLARS (\$332,000.00). (See ORS 93.030).

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, 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.

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 06/28/2021

[Signature]
Timothy R. Gibson

State of OR
County of Umatilla

This instrument was acknowledged before me on 6/28/2021 by Timothy R. Gibson.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 12/22/24

