



2021-010402

Klamath County, Oregon

07/02/2021 01:58:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Sean A Hicks and Kimberly L Lowell

PO BOX 367

Crescent Lake, OR 97733

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

Sean A Hicks and Kimberly L Lowell

PO BOX 367

Crescent Lake, OR 97733

File No. 452846AM

STATUTORY WARRANTY DEED

Travis J Lowell and Corina M Lowell, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Sean A Hicks and Kimberly L Lowell, not as Tenants in Common, but with Rights of Survivorship,

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:

Commencing at the one-quarter corner between Section 36, Township 24 South, Range 8 East of the Willamette

Meridian, Klamath County, Oregon and Section 1, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon and running North 0° 32' East a distance of 881.76 feet to the point of beginning; thence East a distance of 168 feet; thence North a distance of 125 feet; thence West a distance of 168 feet; thence back South to the point of beginning, 125 feet, in the County of Klamath, State of Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2408-036DC-01600

The true and actual consideration for this conveyance is \$156,000.00.

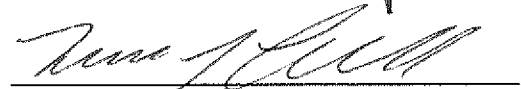
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2021-2022 Real Property Taxes, a lien not yet due and payable



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 30 day of April, 2021.

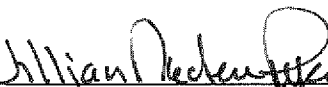


Travis J Lowell

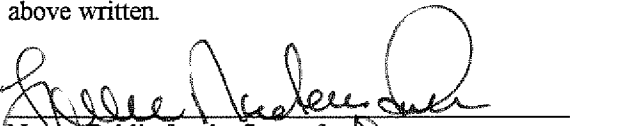


Corina M Lowell

State of Oregon } ss
County of Deschutes }

On this 30 day of April, 2021, before me,  a Notary Public in and for said state, personally appeared Travis J Lowell and Corina M Lowell, 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.


Notary Public for the State of Oregon
Residing at: Laurel St.
Commission Expires: Sept. 23 2024

