



THIS SPACE RESERVED FOR

2021-011906

Klamath County, Oregon

08/04/2021 02:59:00 PM

Fee: \$87.00

After recording return to:

Gregory C. Deedon and Robin M. Deedon

4429 Sycamore Dr

Klamath Falls, OR 97603

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

Gregory C. Deedon and Robin M. Deedon

4429 Sycamore Dr

Klamath Falls, OR 97603

File No. 475484AM

STATUTORY WARRANTY DEED

Merrie E. Dalton and Ty D. Hilliker, Trustees of the Merrie E. Dalton Trust, dated April 21, 2021 and any amendments thereto,

Grantor(s), hereby convey and warrant to

Gregory C. Deedon and Robin M. Deedon, 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:

Lot 4, Block 7, FIRST ADDITION TO CYPRESS VILLA, 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 \$320,000.00.

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 2 day of Aug, 2021.

The Merrie E. Dalton Trust

By: Merrie E. Dalton, Trustee by Ty Darren Hilliker her Attorney-in-fact
Merrie E. Dalton, Trustee by Ty Darren Hilliker, her attorney-in-fact

By: [Signature]
Ty D. Hilliker, Trustee

State of Oregon } ss.
County of Clackamas }

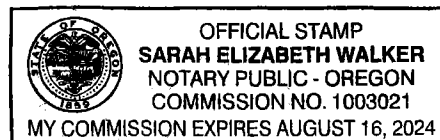
Sarah Elizabeth Walker

Notary Public

On this 2 day of Aug, 2021, before me, _____ a Notary Public in and for said state, personally appeared Ty D. Hilliker known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Merrie E. Dalton and Ty D. Hilliker Trustees of the Merrie E. Dalton, 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.

[Signature]
Notary Public for the State of Oregon
Residing at: Beard OR
Commission Expires: 8/16/2024



Sarah Elizabeth Walker
Notary Public