



2021-016343  
Klamath County, Oregon  
10/29/2021 12:18:01 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:  
David Kingman and Joanne Kingman  
4345 Lombard Dr.  
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be  
sent to the following address:  
David Kingman and Joanne Kingman  
4345 Lombard Dr.  
Klamath Falls, OR 97603  
File No. 503458AM

### STATUTORY WARRANTY DEED

Chester B. Skrocki Jr. and Karen G. Skrocki, as Trustees of the Family Trust of Chester B. Skrocki Jr. and Karen G. Skrocki under agreement dated September 26, 2018, or to such Successor Trustee(s) of such trust(s) created under such instrument(s) as may hereafter be appointed,

Grantor(s), hereby convey and warrant to

David Kingman and Joanne Kingman, 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 7 and the N1/2 of Lot 8 in Block 9 of FIRST ADDITION TO CYPRESS VILLA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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

3909-012CC-07400 565061

The true and actual consideration for this conveyance is \$350,000.00.

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 28<sup>th</sup> day of Oct, 2021.  
X X X

The Family Trust of Chester B. Skrocki Jr. and Karen G. Skrocki, under agreement dated September 26, 2018, or to such Successor Trustee(s) of such trust(s) created under such instrument(s) as may hereafter be appointed

By: Chester B. Skrocki, Trustee  
Chester B. Skrocki, Jr., Trustee

By: Karen G. Skrocki, Trustee  
Karen G. Skrocki, Trustee

State of NV } ss.  
County of Clark }

On this 28<sup>th</sup> day of October, 2021, before me, Bettie Speck a Notary Public in and for said state, personally appeared Chester B. Skrocki, Jr. and Karen G. Skrocki known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Family Trust of Chester B. Skrocki Jr and Karen G. Skrocki under agreement dated September 26, 2018 or to such Successor Trustee(s) of such trust(s) created under such instrument(s) may hereafter be appointed, 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.

Bettie Speck  
Notary Public for the State of NV »  
Residing at: State of NV  
Commission Expires: 4-9-25

