

2021-018407

Klamath County, Oregon

12/13/2021 02:03:01 PM

Fee: \$87.00

After recording, return to:

Eric Hickman

760 A Street

Unit 1232

Springfield, OR 97477

Until a change is requested,

all tax statements should be sent to:

Eric Hickman

760 A Street

Unit 1232

Springfield, OR 97477

WARRANTY DEED

Under ORS 93.850

The Grantor, Eric Burke O.B.O. The Burke Group LLC, with a mailing address of 12720 Overbrook Rd. Leawood, KS 66209 for the true and actual consideration of Ten Dollars (\$10.00) CONVEYS AND WARRANTS to the Grantee, Eric Hickman and Karin Negrete, 760 A Street Unit 1232 Springfield, OR 97477, as joint tenants with right of survivorship and not as tenants in common, hereinafter referred to as "Grantee", the following described real property, free of encumbrances, except as specifically set forth herein:

County of Klamath, State of Oregon: Lot 02, Block 25, Nimrod River Park, 3RD Addition Parcel ID: R-3611-007A-0026-00 as shown on the map thereof as recorded in the Official Records, Klamath County, Oregon.

Being the same property conveyed by Warranty Deed from ROGER L. KING & MARY ANN HEGLIE-KING to Eric Burke O.B.O. The Burke Group LLC, (GRANTEE), recorded on October 18, 2021 in the records of Klamath County, Oregon.

This conveyance is made subject to current taxes and other assessments, all reservations in patents and all easements, right of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record and I or we warrant the title against all persons whomever, subject to the matters set forth above.

Page 1 of 1 Eric Burke O.B.O. – Eric Hickman and Karin Negrete Warranty Deed dated December 10, 2021.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSERRING 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, CHAPTERS 885, 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 STRUMENT 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 VERIGY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT, OR PARCEL AS DEFINED IN ORS92.010 OR 215.010, TO VERIFY APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.301 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7 , CHAPTER 8, OREGON LAWS 2010.

EXHIBIT A

Lot 02, Block 25, Nimrod River Park, 3RD Addition APN#: R-3611-007A-0026-00 as shown on the map thereof as recorded in the Official Records, Klamath County, Oregon.

NOTARY

Signed, sealed, and delivered on this 10 day of October 2021 in the presence of:

Eric Burke
Signature

NA
Signature

Eric Burke
Print Name

NA
Print Name

Capacity

NA
Capacity

Kansas
STATE OF ~~OREGON~~ :
COUNTY OF Johnson SS

On this 10 day of ~~October~~ ^{December} 2021, before me, Notary Public in and for said state, personally appeared Eric Burke O.B.O The Burke Group LLC, identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me she freely executed the same.

Notary Signature: Matt Whitney
Print Name: Matt Whitney
Title: Notary
My Commission Expires: 09/22/2025

