



2022-000268
Klamath County, Oregon
01/07/2022 01:53:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

James Alan Sinnema and Fiorella Maria Sinnema,
Trustees of the Sinnema Family Revocable Living
Trust, Dated 7/12/16

7243 Sheffield St

Corona, CA 92880

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

James Alan Sinnema and Fiorella Maria Sinnema,
Trustees of the Sinnema Family Revocable Living
Trust, Dated 7/12/16

7243 Sheffield St

Corona, CA 92880

File No. 514091AM

STATUTORY WARRANTY DEED

Randall B. Ricks and Judy L. Ricks, Trustees of the Ricks Family Trust,

Grantor(s), hereby convey and warrant to

**James Alan Sinnema and Fiorella Maria Sinnema, Trustees of the Sinnema Family Revocable Living Trust,
Dated 7/12/16,**

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 899, RUNNING Y RESORT, PHASE 11, FIRST ADDITION, 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 \$27,000.00.

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 6th day of January, 2022

The Ricks Family Trust

By: Randall B. Ricks, Trustee
Randall B. Ricks, Trustee

By: Judy L. Ricks, Trustee
Judy L. Ricks, Trustee

State of California } ss.
County of Fresno }

On this 6th day of January, 2022, before me, Philip Melkonian a Notary Public in and for said state, personally appeared Randall B. Ricks and Judy L. Ricks known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Ricks Family Trust, 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.

Philip Melkonian
Notary Public for the State of California
Residing at: Fresno County
Commission Expires: 09/14/2025

