



THIS SPACE RESERVED FOR

2022-001820
Klamath County, Oregon
02/11/2022 11:53:01 AM
Fee: \$87.00

After recording return to:
Ronald Tucker and Paula Tucker
1175 Cedar Ridge Road
Lehi, UT 84043

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

Ronald Tucker and Paula Tucker
1175 Cedar Ridge Road
Lehi, UT 84043

File No. 521630AM

STATUTORY WARRANTY DEED

Ricky E. McKibbin and Susan D. McKibbin, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Ronald Tucker and Paula Tucker, 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:

A tract of land situated in the NW1/4 of Section 10 Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the Easterly boundary of the Klamath Falls-Rocky Point Highway, said point being North 20° 53' West along said boundary a distance of 226.9 feet from the Northwest corner of Lot 26, Frontier Tracts; thence North 89° 17' East parallel with the North boundary of said Lot 26 a distance of 138.6 feet to an iron pin; thence North 0° 25' East a distance of 114.58 feet to an iron pin; thence South 89° 16' West a distance of 181.9 feet to an iron pin on the Easterly boundary of said highway; thence South 20° 53' East along the Easterly boundary of said highway to the point of beginning.

The true and actual consideration for this conveyance is \$35,000.00.

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 10 day of Feb, 2022

Ricky E McKibbin

Ricky E. McKibbin

Susan D McKibbin

Susan D. McKibbin

State of Oregon } ss
County of Jackson }

On this 10 day of February, 2022, before me, Rhonda J. Young, a Notary Public in and for said state, personally appeared Ricky E. McKibbin and Susan D. McKibbin, 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.

Rhonda J Young

Notary Public for the State of Oregon
Residing at: Medford
Commission Expires: 12-26-22

