

Oakes Law
Returned at Counter

2022-002204
Klamath County, Oregon



00295825202200022040010019

02/22/2022 10:35:47 AM

Fee: \$82.00

After Recording, Return To:

Teresa L. Nicholson
PO Box 407
Fort Klamath, OR 97626

Mail Tax Statements To:

Ronald M. Hawkins
5581 Lockford Drive
Klamath Falls, OR 97603

STATUTORY WARRANTY DEED

RONALD M. HAWKINS, the GRANTOR, HEREBY CONVEYS AND WARRANTS TO RONALD HAWKINS and TERESA L. NICHOLSON, the GRANTEES, not as tenants in common, but as joint tenants with rights of survivorship, THE FOLLOWING described real property located in the County of Klamath, State of Oregon:

Lot 17 in BLOCK 2 of TRACT 1228 - LOCKFORD according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MAP: 3909-011DA-06700

More commonly known as 5581 Lockford Drive, Klamath Falls, OR 97603.

And will warrant and defend the same against all persons who may lawfully claim the same.

The true consideration for this conveyance is \$0 ("None").

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 21 day of Feb, 2022.

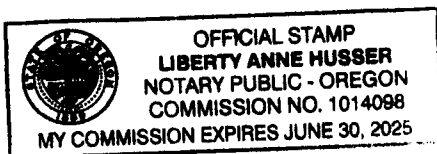

RONALD M. HAWKINS

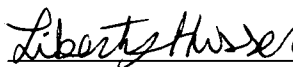
STATE OF OREGON

COUNTY OF KLAMATH

)
) ss.
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The foregoing instrument was acknowledged before me on this February 21, 2022, by RONALD HAWKINS.




NOTARY PUBLIC
My Commission Expires: June 30, 2025