



THIS SPACE RESERVED FOR

2022-003484
Klamath County, Oregon
03/22/2022 11:18:01 AM
Fee: \$87.00

After recording return to:

Paul B. Bigby and Ami L Bigby, Trustees

960 Harbor Isle Blvd.

Klamath Falls, OR 97601

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

Paul B. Bigby and Ami L Bigby, Trustees

960 Harbor Isle Blvd.

Klamath Falls, OR 97601

File No. 528964AM

STATUTORY WARRANTY DEED

Charles S. Thompson and Nancy N. Thompson, Trustees of the Charley & Nancy Thompson Trust,

Grantor(s), hereby convey and warrant to

Paul B. Bigby and Ami L Bigby, Trustees of the Paul B. Bigby and Ami L. Bigby Revocable Living Trust,

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:

**Lots 22 and 23, Block 9, BUENA VISTA ADDITION to the City of Klamath Falls, 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 \$34,900.00.

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 22nd day of March 2022.

Charley and Nancy Thompson Trust

By: Charles S. Thompson
Charles S. Thompson, Trustee

By: Nancy N. Thompson
Nancy N. Thompson, Trustee

State of Oregon} ss.
County of Klamath}

On this 22nd day of March, 2022, before me, Deborah Anne Sinnock, a Notary Public in and for said state, personally appeared **Charles S. Thompson and Nancy N. Thompson** known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Charles S. Thompson and Nancy N. Thompson. Trustees of the Charley & Nancy Thompson Trust, dated February 18, 2003, 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.

Deborah Anne Sinnock
Notary Public for the State of Oregon»
Residing at: Klamath County
Commission Expires: 7-29-25

