

**RECORDING COVER SHEET PER ORS 205.234**

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON  
PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING.  
ANY ERRORS IN THIS COVER SHEET DOES NOT AFFECT THE  
TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

**2022-003737**

**Klamath County, Oregon**

03/28/2022 02:42:01 PM

Fee: \$92.00

**FILE NO: 3901497SA**

**RECORDING REQUESTED BY AND RETURN TO:**

**First American Title  
1225 Crater Lake Ave  
Medford OR 97504**

**1. Title of Document: (ORS 205.234a)  
Statutory Warranty Deed**

**2. Grantor(s): (ORS 205.160)  
Timothy J. Wright and David L. Hicks as qualified by the following language contained in the Deed to the vestees  
herein: "with right of survivorship"**

**3. Grantee(s): (ORS 205.1251a and 205.160)  
Gregory Andrew Puskas**

**4. TRUE AND ACTUAL TRANSACTION AMOUNT: (ORS 93.030) (If applicable):**

**\$200,000.00**

**5. SEND TAX STATEMENTS TO:  
Gregory Puskas  
4744 Freida Ave  
Klamath Falls, OR 97603**

**6. Cover page being added to clarify Grantee vesting AND correct sales price.**



After recording return to:  
Gregory Andrew Puskas  
4744 Frieda Avenue  
Klamath Falls, OR 97603

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Gregory Andrew Puskas  
4744 Frieda Avenue  
Klamath Falls, OR 97603

File No.: 7161-3901497 (SA)  
Date: March 15, 2022

THIS SPACE RESERVED FOR RECORDER'S USE

#### STATUTORY WARRANTY DEED

**Timothy J. Wright and David L. Hicks as qualified by the following language contained in the Deed to the vestees herein: "with right of survivorship", Grantor, conveys and warrants to Gregory Andrew Puskas as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**THE WEST HALF OF TRACT 48 OF LEWIS TRACTS, KLAMATH COUNTY, OREGON.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$205,000.00**. (Here comply with requirements of ORS 93.030)

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 16th day of March, 2022.

Timothy J. Wright

Timothy J. Wright

David L. Hicks

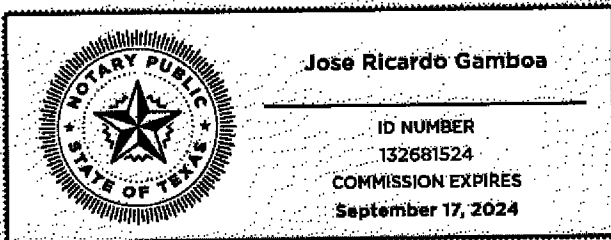
David L. Hicks

STATE OF Texas )  
 )ss.  
County of Hidalgo )

This instrument was acknowledged before me on this 16th day of March, 2022 by **Timothy J. Wright and David L. Hicks.**

Jose Ricardo Gamboa

Jose Ricardo Gamboa



Notary Public for Texas  
My commission expires: 09/17/2024

Notarized online using audio-video communication