



THIS SPACE RESERVED FOR

2022-004600  
Klamath County, Oregon  
04/12/2022 09:15:01 AM  
Fee: \$87.00

After recording return to:

Anna D. Merritt

PO Box 1311

Chiloquin, OR 97624

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

Anna D. Merritt

PO Box 1311

Chiloquin, OR 97624

File No. 528637AM

---

### STATUTORY WARRANTY DEED

**John Fugatt and Barbara Fugatt, as Tenants by the Entirety as to Parcel 1 and**

**John L. Fugatt and Barbara C. Fugatt, as Tenants by the Entirety as to Parcel 2,**

Grantor(s), hereby convey and warrant to

**Anna D. Merritt,**

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:

**Parcel 1: Lots 16 and 17, Block 8, SPRAGUE RIVER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**TOGETHER WITH that portion inured thereto by vacation order No. 99-062, recorded December 10, 1998 in Volume M98, page 45144, Microfilm Records of Klamath County, Oregon.**

**Parcel 2: Lot 15, Block 8, SPRAGUE RIVER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**TOGETHER WITH that portion of vacated alley which inured thereto**

The true and actual consideration for this conveyance is \$115,000.00.

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 8 day of April, 2022.

John L. Fugatt  
John L. Fugatt  
Barbara C. Fugatt  
Barbara C. Fugatt

State of OR } ss  
County of Klamath }

On this 8th day of April, 2022, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared John L. Fugatt and Barbara C. Fugatt, 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.

Deborah Anne Sinnock  
Notary Public for the State of OR  
Residing at: Klamath Co.  
Commission Expires: 7.29.25

