

2022-007533

Klamath County, Oregon

06/16/2022 03:23:01 PM

Fee: \$87.00

Return To:



After Recording Return to:
John D. Carriker and Nancy Lynn Carriker
PO Box 1713
La Pine, OR 97739

Until a change is requested all tax statements
Shall be sent to the following address:
(same as above)

File No. DE17551 / 541081AM

STATUTORY WARRANTY DEED

Randy D. Hicks and Itka F. Hicks, as tenants by the entirety

herein called grantor, convey(s) and warrant(s) to

John D. Carriker and Nancy Lynn Carriker, and Joseph Carriker, each as to an undivided 1/3 interest,

herein called grantee, all that real property situated in the County of Klamath, State of Oregon, described as.

Lot 3 in Block 1 of RIDDLE ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the following:

Beginning at the Southeast corner of Lot 3, Block 1, RIDDLE ACRES; thence North 89° 21' 15" West along the North line of Riddle Road, 67.65 feet to a point; thence North 02° 50' 49" East 114.27 feet to a point; thence South 86° 39' 36" East 63.61 feet to a point on the East line of said Lot 3; thence South 00° 47' 14" West along said East line, 111.22 feet to the point of beginning, with bearings based on Minor Partition 30-83

(Account # 150437, Map # 2408036DC02700)

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage, and except any real property taxes due but not yet payable, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$280,000.00.**

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, AND 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.

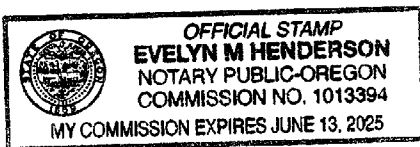
Dated: June 16, 2022

By: Randy D. Hicks
Randy D. Hicks

By: Itka F. Hicks
Itka F. Hicks

STATE OF OREGON, County of Deschutes) ss.

On June 16, 2022, personally appeared the above named **Randy D. Hicks and Itka F. Hicks** and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me: Evelyn M Henderson
Notary Public for Oregon

My commission expires: 6-13-2025