



2022-011928

Klamath County, Oregon

10/04/2022 02:07:02 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Michael Marks

4806 Hilyard Ave

Klamath Falls, OR 97603

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

Michael Marks

4806 Hilyard Ave

Klamath Falls, OR 97603

File No. 562520AM

### STATUTORY WARRANTY DEED

**James Hewitt, Successor Trustee of the Elvin Andrew Wical, Jr. Trust,**

Grantor(s), hereby convey and warrant to

**Michael Marks,**

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:

**A portion of Tract 36 of HOMEDALE, as follows:**

**Beginning at a point on the Southerly line of Hilyard Street in HOMEDALE, a platted subdivision in Klamath County, Oregon, which point is the Northeasterly corner of Tract 36 in said Homedale, and which point also is the most Westerly corner of Tract 4 of said Homedale; thence North 89°48' West along the Northerly boundary of said Tract 36, a distance of 66.13 feet to a point which is South 89°48' East 270 feet from the Northwest corner of said tract; thence South 0°24' West parallel to Hope Street, a distance of 104.52 feet; thence South 43°30' East parallel to Harlan Drive, a distance of 95.36 feet; thence North 0°24' East 173.47 feet to the point of beginning, being a portion of Tract 36 of said Homedale.**

The true and actual consideration for this conveyance is \$189,000.00.

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:

***2022-2023 Real Property Taxes, a lien not yet due and payable***

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 29 day of SEPTEMBER, 2022

Elvin Andrew Wical Jr. Trust

By: James Hewitt  
James Hewitt, Successor Trustee

State of TEXAS } ss.  
County of PARKER }

On this 29 day of Sept., 2022, before me, Valerie Salazar a  
Notary Public in and for said state, personally appeared James Hewitt, Successor Trustee of the Elvin Andrew Wical, Jr. Trust known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Elvin Andrew Wical Jr. Trust, 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.

Valerie Salazar  
Notary Public for the State of Texas »  
Residing at: Tarrant County  
Commission Expires: 10/01/2025

