



2022-012743
Klamath County, Oregon
10/27/2022 09:05:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jeremy Ricker
1411 S. W. G Street
Grants Pass, OR 97526

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

Jeremy Ricker
15709 Hwy 66
Keno, OR 97627
File No. 565617AM

STATUTORY WARRANTY DEED

Bruce Robert Whiteaker and Cathleen Eugenie Whiteaker, Trustees of the Bruce and Cathleen Whiteaker Living Trust dated March 28, 2016,

Grantor(s), hereby convey and warrant to

Jeremy Ricker,

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:

The following property being situate in the NE1/4 of the NE1/4 of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

BEGINNING AT the Northeast corner of the Northeast quarter of Section 1 in Township 40 South of Range 7, East of the Willamette Meridian and running thence West 100 feet along the Section line of said Section to a point; thence North 30 feet, more or less, to the Southeast corner of that certain Warranty Deed recorded in Volume M85, page 15346, Microfilm Records of Klamath County, Oregon, being the true point of beginning; thence West along the South line of said Deed Volume 125 feet; thence, South, at right angles to said Section line to a point on the Northerly line of Highway 66; thence, Easterly along the said Northerly line of said Highway to a point South of the point of beginning; thence, North to the point of beginning.

The true and actual consideration for this conveyance is \$125,000.00.

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 25 day of October, 2022

The Bruce and Cathleen Whiteaker Living Trust

By: [Signature]
Bruce Robert Whiteaker, Trustee

By: [Signature]
Cathleen Eugenie Whiteaker

State of Colorado, ss
County of Adams

On this 25th day of Oct, 2022, before me, Barbara Ann Swindlehurst a Notary Public in and for said state, personally appeared Bruce Robert Whiteaker and Cathleen Eugenie Whiteaker, Trustees of the Bruce and Cathleen Whiteaker Living Trust, 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.

[Signature]
Notary Public for the State of COLORADO
Residing at: 3866 Lakewood Street, Aurora, CO 80014
Commission Expires: 12/3/2022

BARBARA ANN SWINDLEHURST
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20024030149
MY COMMISSION EXPIRES DECEMBER 3, 2022