

2022-013537

Klamath County, Oregon

AFTER RECORDING, RETURN TO:

Maura K. Roberts
Thorpe, Purdy, Jewett, Urness & Wilkinson, PC
1011 Harlow Road, Suite 300
Springfield, OR 97477



00308871202200135370010013

11/21/2022 01:18:01 PM

Fee: \$82.00

UNTIL A CHANGE IS REQUESTED,

SEND ALL TAX STATEMENTS TO:

David J. Strickland, Co-Trustee
Rebecca S. Strickland, Co-Trustee
485 Covey Lane
Eugene, OR 97401

**STATUTORY WARRANTY DEED
(Statutory Form ORS 93.850)**

David J. Strickland and Rebecca S. Strickland, Grantors, convey and warrant to **David J. Strickland and Rebecca S. Strickland, Co-Trustees of the Strickland Living Trust Dated November 14, 2022**, Grantees, certain real property commonly known as 18748 Diamond Peak Drive, Crescent Lake, Klamath County, Oregon, free of encumbrances except as specifically set forth herein, described as follows:

"Lot 24 in Block 3 of TRACT 1119, LEISURE WOODS, UNIT 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon."

Grantors covenant that Grantors are seized of an indefeasible estate in the real property described above in fee simple, that Grantors have good right to convey the property, that the property is free from encumbrances except for easements, reservations, restrictions, and encumbrances of record, and that Grantors warrant and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantors, provided that the foregoing covenants are limited to the extent of coverage available to Grantors under any applicable standard or extended policies of title insurance, it being the intention of the Grantors to preserve any existing title insurance coverage.

The true consideration for this conveyance is other than money.

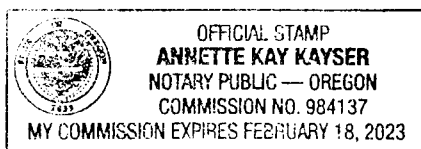
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

David J. Strickland

Rebecca S. Strickland

STATE OF OREGON, County of Lane) ss.

The foregoing instrument was acknowledged before me on November 14, 2022, by **David J. Strickland and Rebecca S. Strickland**.


Notary Public - State of Oregon

Statutory Warranty Deed