



THIS SPACE RESERVED FOR

2023-000413
Klamath County, Oregon
01/20/2023 12:08:01 PM
Fee: \$97.00

After recording return to:

Isabel Rodriguez

1737 Oak Ave.

Klamath Falls, OR 97601

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

Isabel Rodriguez

1737 Oak Ave.

Klamath Falls, OR 97601

File No. 573815AM

STATUTORY WARRANTY DEED

Tracie Nickel, Claiming Successor for the Estate of Mark Wayne Dickey-Nickel, also known as Mark W. Dickey, deceased, Tracie Nickel, Chelsea Landes and Chase Dickey,

Grantor(s), hereby convey and warrant to

Isabel Rodriguez,

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:

Lots 16 and 17, Block 11, INDUSTRIAL ADDITION in the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$7,000.00.

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:

THIS DOCUMENT IS BEING SIGNED IN COUNTERPART.

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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 17 day of January, 2023

The Estate of Mark Wayne Dickey-Nickel

By: X Tracie Nickel
Tracie Nickel, Claiming Successor

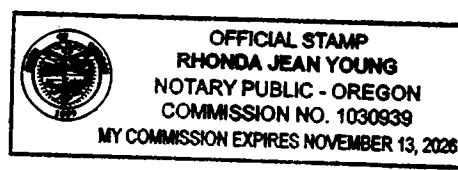
Chelsea Landes

Chase Dickey
X Tracie Nickel
Tracie Nickel

State of Oregon ss
County of Tillamook

On this 17 day of Jan, 2023, before me, Rhonda Jean Young a Notary Public in and for said state, personally appeared Tracie Nickel, as Claiming Successor of the Estate of Mark Wayne Dickey-Nickel, Tracie Nickel, individually, Chelsea Landes, 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.

Rhonda Jean Young
Notary Public for the State of Oregon
Residing at: Medford
Commission Expires: 11-13-26



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 18th day of January, 2023.

The Estate of Mark Wayne Dickey-Nickel

By: Tracie Nickel, Claiming Successor

Chelsea Landes

Chase Dickey
Chase Dickey

Tracie Nickel

State of _____ } ss
County of _____ }

On this _____ day of _____, 2023, before me, _____ a Notary Public in and for said state, personally appeared Tracie Nickel, as Claiming Successor of the Estate of Mark Wayne Dickey-Nickel, Tracie Nickel, individually, Chelsea Landes, 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.

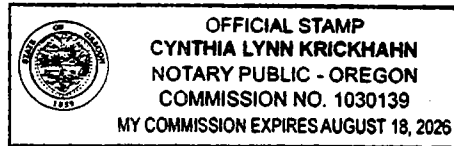
Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

State of Oregon } ss
County of Josephine

On this 18 day of Jan, 2023, before me, Cynthia Krickhahn a Notary Public in and for said state, personally appeared Chase Dickey, 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.



Notary Public for the State of Oregon
Residing at: Josephine County
Commission Expires: 08-18-2026



State of Oregon } ss
County of Josephine

On this 18 day of Jan, 2023, before me, Cynthia Krickhahn a Notary Public in and for said state, personally appeared Chelsea Landes, 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.


Notary Public for the State of Oregon
Residing at: Josephine County
Commission Expires: 08-18-2026

