

**2023-000848**

**Klamath County, Oregon**

02/07/2023 04:20:01 PM

Fee: \$92.00

**After recording, return to:**

Sally R. Claycomb  
Hershner Hunter, LLP  
P.O. Box 1475  
Eugene, OR 97440

**Until a change is requested,  
mail all tax statements to:**

Kimberly A. and Kyle R. Stucky  
902 Lariat Drive  
Eugene, OR 97401

Tax Account No. R133340, M898030, and R126606  
Map & Tax Lot No. R-2309-02500-00300-000 and R-2309-004D0-00200-000

**WARRANTY DEED**

Kimberly A. Stucky, Grantor, conveys and warrants to Kimberly A. Stucky and Kyle R. Stucky, Grantee, the real property situated in Klamath County, state of Oregon, described on the attached Exhibit A, free of encumbrances except as specifically set forth herein.


The true consideration for this conveyance is none.

The liability and obligations of Grantor to Grantee and Grantee's successors and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature, and terms of any title insurance coverage available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any title insurance policy. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

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

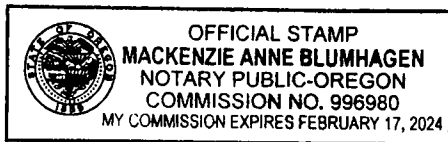
OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

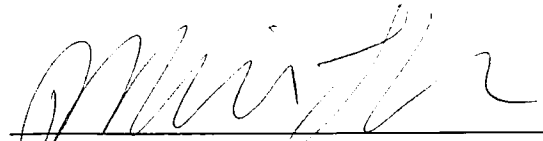
DATED: February 7, 2023.

  
\_\_\_\_\_  
Kimberly A. Stucky

STATE OF OREGON            )  
  ) ss.  
COUNTY OF LANE         )

This instrument was acknowledged before me on February 7, 2023, by Kimberly A. Stucky.



  
\_\_\_\_\_  
Notary Public for Oregon  
My commission expires: 2-17-24

## **EXHIBIT A**

**Property address: 991 Chapman Street, Gilchrist, OR**

**Tax Account No. R133340 & M898030**

**Map & Tax Lot No. R-2309-02500-00300-000**

Lot 8, Block 2, CHAPMAN'S TRACTS, IN THE County of Klamath, State of Oregon.

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**Tax Account No. R126606**

**Map & Tax Lot No. R-2309-004D0-00200-000**

The East ½ of the West ½ of the Northeast ¼ of the Southeast ¼ of Section 4, Township 23 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon being the East ½ of Lot 4 of the Twin Buttes Ranch Subdivision containing 10 acres more or less, subject to an easement along the South line of equal width to the easement to the East toward the Wagon Trail.

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