

Recording Requested By:

Paraclete Estate Planning
112 Genessee Street
Medford, OR 97504

When Recorded Mail To:

Paraclete Estate Planning
112 Genessee Street
Medford, OR 97504

Mail Tax Statements To:

Matthew Phillips
2636 Tacoma Avenue
Bonanza, OR 97623

2023-001727

Klamath County, Oregon

03/14/2023 08:23:01 AM

Fee: \$87.00

(This Space for Recorder's Use)

WARRANTY DEED

ANTOINETTE L. HIGGINS, hereinafter referred to as "Grantor," conveys and warrants unto MATTHEW STEVEN PHILLIPS, referred to as "Grantee," all of her interest in that real property situated in Klamath County, State of Oregon and described as:

**SEE "EXHIBIT A" ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE**

There is no monetary consideration for this transfer.

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: 3-9-2023

Antoinette L. Higgins
ANTOINETTE L. HIGGINS

ACKNOWLEDGMENT

STATE OF Texas)
County of Kaufman) ss.

This instrument was acknowledged before me on 3-9-2023 by ANTOINETTE L. HIGGINS.

WITNESS my hand and official seal

Donna Garza
Notary Public in and for this state

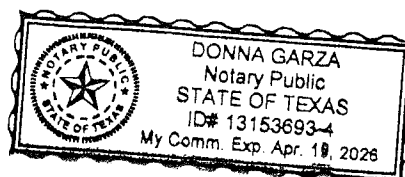


EXHIBIT A

Real property located at 2636 Tacoma Avenue, Bonanza, OR 97623.

Legal Description: Parcel 1 of Land Partition 65-07 situated in the SE 1/4 of Section 9, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

The unit of land in the foregoing description was created or established by a final Land Partition 65-07 entered in Klamath County on October 13, 2008 in Volume 2008-015331, Microfilm Records of Klamath County, Oregon.