



2023-004295
Klamath County, Oregon
06/06/2023 10:15:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Serenity Bicknell and Adrian Champagne

5132 Hickory Ln

Klamath Falls, OR 97601

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

Serenity Bicknell and Adrian Champagne

5132 Hickory Ln

Klamath Falls, OR 97601

File No. 589236AM

STATUTORY WARRANTY DEED

Karen E. O'Brien,

Grantor(s), hereby convey and warrant to

Serenity Bicknell and Adrian Champagne, with right of survivorship,

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:

**Tract No. 16, TOWNSEND TRACTS, according to the official plat thereof on file in the office of the County
Clerk of Klamath County, Oregon.**

EXCEPTING THEREFROM the South 53 feet of said Tract No. 16 of Townsend Tracts.

The true and actual consideration for this conveyance is \$279,000.00.

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 1 day of June, 2023

Karen E. O'Brien
Karen E. O'Brien

State of Oregon } ss
County of Klamath }

On this 1 day of June, 2023, before me, Melissa Cook a Notary Public in and for said state, personally appeared Karen E. O'Brien, 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.

MCook

Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 3/7/26

