



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Mark S. Winters, Trustee of the Winters Grandchild
Trust No. 2, dated February 8, 2021

PO Box 8123

Klamath Falls, OR 97602

2023-006060

Klamath County, Oregon

07/21/2023 09:36:02 AM

Fee: \$87.00

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

Mark S. Winters, Trustee of the Winters Grandchild
Trust No. 2, dated February 8, 2021

PO Box 8123

Klamath Falls, OR 97602

File No. 597068AM

STATUTORY WARRANTY DEED

Andrew G. Biggs and Heidi N. Biggs, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Mark S. Winters, Trustee of the Winters Grandchild Trust No. 2, dated February 8, 2021,

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:

The Northerly 75 feet of the following described premises: Beginning at a point North 32 ° 14' West 123.30 feet from a stone in the center of Northerly end of Conger Avenue; thence North 32 ° 14' West 262.95 feet; thence South 72' 12' West to Link River; thence down Link River to a point which is South 72 ° 12' West of the place of beginning; thence North 72 ° 12' East to the place of beginning, being a part of Government Lot 8 of Section 32, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being included in the exterior boundary of Buena Vista Addition to Klamath Falls, Oregon.


The true and actual consideration for this conveyance is \$680,000.00.

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:

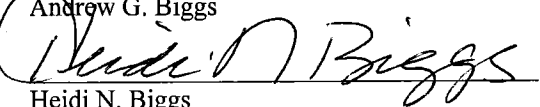
2023-2024 Real Property Taxes, a lien not yet due and payable

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 20th day of July, 2023



Andrew G. Biggs




Heidi N. Biggs

State of Oregon } ss
County of Klamath }

On this 20th day of July, 2023, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Andrew G. Biggs and Heidi N. Biggs, 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: Klamath County
Commission Expires: 9/19/2026

