



2023-009032
Klamath County, Oregon
10/20/2023 10:04:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Michael Papp and Nicolette Laurie

48 Becket St

Lake Oswego, OR 97035

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

Michael Papp and Nicolette Laurie

48 Becket St

Lake Oswego, OR 97035

File No. 609245AM

STATUTORY WARRANTY DEED

Douglas T. Higgins and Susan M. Higgins, Trustees, or any successors in trust, under the Susan M. and Douglas T. Higgins Revocable Trust dated November 19, 2004 and any amendments thereto,

Grantor(s), hereby convey and warrant to

Michael Papp and Nicolette Laurie, as Tenants by the Entirety,

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:

Vacated Lots 44 and 45 in Diamond Peaks, Tract No. 1355, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2407-007D0-09400 887026

The true and actual consideration for this conveyance is \$709,000.00.

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

Return To:



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 17th day of October, 2023.

Douglas T. Higgins and Susan M. Higgins Revocable Trust dated November 19, 2004 and any amendments thereto

Douglas T Higgins, Trustee
Douglas T Higgins, Trustee

Susan M Higgins, Trustee
Susan M Higgins, Trustee

State of Oregon} ss.
County of Klamath}

On this 17th day of October, 2023, before me, Doris Lorrae Rogers Allphin a Notary Public in and for said state, personally appeared Douglas T. Higgins and Susan M. Higgins known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Susan M. and Douglas T. Higgins Revocable Trust dated November 19, 2004, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Doris L Allphin
Notary Public for the State of Oregon»
Residing at: Oregon
Commission Expires:

