

Returned at Counter

2023-009325

Klamath County, Oregon

**After Recording Return to:**

SHARRON L. BIGGS  
22145 N. MALIN RD.  
MALIN, OR. 97632

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00321474202300093250020029

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10/30/2023 11:08:51 AM

Fee: \$87.00

County

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

SHARRON L. BIGGS  
22145 N. MALIN RD.  
MALIN, OR. 97632

RECEIPT# AND FEE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

COUNTY CLERK

\_\_\_\_\_  
Above This Line Reserved For Official Use Only

Escrow No. \_\_\_\_\_

Title No. \_\_\_\_\_

**STATUTORY WARRANTY DEED**

SHARRON BIGGS AND JENNIFER FLANAKIN, Grantor,  
conveys and warrants to SHARRON L. BIGGS REVOCABLE TRUST \*, Grantee, the  
following described real property free of liens and encumbrances, except as specifically set forth  
herein:  
REVOCABLE

THE NORTH 75 feet of LOT 11, BLOCK 4, First Addition to Tonatee  
Homes, according to the official plat thereof on file in the office  
of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN  
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND

\* SHARRON L. BIGGS, trustee

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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$ <sup>43</sup>~~175,000.00~~ (Here comply with the requirements of ORS 93.030)

Dated this 30<sup>th</sup> day of October, 2023.

Sharon L Biggs  
Printed Name: SHARRON L BIGGS

JENNIFER FLANAKIN  
Printed Name: JENNIFER FLANAKIN

State of OREGON  
County of Wheath

This record was acknowledged before me on October 30<sup>th</sup>, 2023 by  
Sharon L Biggs + Jennifer E. Flanakin (name of person acknowledged).

Daniel Beard  
Notary Public – State of Oregon

