



2023-009954

Klamath County, Oregon

11/17/2023 01:03:02 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Janna Micka and Stacey Micka

1436 McClellan Dr.

Klamath Falls, OR 97603

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

Janna Micka and Stacey Micka

1436 McClellan Dr.

Klamath Falls, OR 97603

File No. 611205AM

STATUTORY WARRANTY DEED

David and Dorothy Hicks, as Trustees of the David and Dorothy Hicks Revocable Living Trust,

Grantor(s), hereby convey and warrant to

Janna Micka and Stacey Micka, 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:

**Lot 77 of MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath
County, Oregon.**

The true and actual consideration for this conveyance is \$359,000.00.

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 10TH day of NOVEMBER, 2023.

David and Dorothy Hicks Revocable Living Trust

By: David Hicks Trustee
David Hicks, Trustee

By: Dorothy Hicks Trustee
Dorothy Hicks, Trustee

State of Oregon } ss,
County of Lebanon }

On this 10TH day of November, 2023, before me, Lauralee Beck a Notary Public in and for said state, personally appeared David Hicks and Dorothy Hicks known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustees of the David and Dorothy Hicks Revocable Living Trust, 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.

Lauralee Beck
Notary Public for the State of Oregon

Residing at: Lebanon, OR 97355

Commission Expires: 11 January 2025

