



2023-010887
Klamath County, Oregon
12/21/2023 08:36:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

James M. McCabe and Ann M. McCabe, Trustees of
the McCabe Trust dated March 30, 1989

6012 Coopers Hawk Rd.

Klamath Falls, OR 97601

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

James M. McCabe and Ann M. McCabe, Trustees of
the McCabe Trust dated March 30, 1989

6012 Coopers Hawk Rd.

Klamath Falls, OR 97601

File No. 614063AM

STATUTORY WARRANTY DEED

James Victor Ricks and Sonja Joanne Ricks, Trustees of the James & Sonja Ricks Trust dated March 22, 2022,

Grantor(s), hereby convey and warrant to

James M. McCabe and Ann M. McCabe, Trustees of the McCabe Trust dated March 30, 1989,

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 258 RUNNING Y RESORT, PHASE 3, 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 \$777,500.00.

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 4th day of Dec, 2023.

James & Sonja Ricks Trust dated March 22, 2022

By: [Signature]
James Victor Ricks, Trustee

By: [Signature]
Sonja Joanne Ricks, Trustee

State of Oregon} ss.
County of Klamath County}

On this 4th day of December, 2023, before me, Linzi Rose Kerr a Notary Public in and for said state, personally appeared James Victor Ricks and Sonja Joanne Ricks known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The James & Sonja Ricks Trust dated March 22, 2022, 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.

[Signature]
Notary Public for the State of Oregon»
Residing at: Klamath County, Oregon
Commission Expires: Feb 24, 2026

