

LA NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY

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2024-000962

Klamath County, Oregon

02/06/2024 02:23:01 PM

Fee: \$87.00

After recording, return to (Name and Address):

Heidi M. Carver  
625 Mamie St.  
Stanfield OR 97875

Until requested otherwise, send all tax statements to (Name and Address):

Heidi M. Carver  
625 Mamie St.  
Stanfield OR 97875

[SPACE RESERVED FOR RECORDER'S USE]

## WARRANTY DEED - STATUTORY FORM

Wade R. Luckman & Heidi M. Carver Not as tenants in  
Common but with the right of Survivorship. Grantor,  
conveys and warrants to Heidi M. Carver

the real property, free of encumbrances except as specifically set forth herein, situated in Klamath County County,  
Oregon, legally described (check one): ☒ as set forth on the attached Exhibit A, and incorporated by this reference; ☐ as follows:

The property is free from encumbrances, except (if none, so state):

The true consideration for this conveyance is \$ 0 (Here, comply with the requirements of ORS 93.030.)

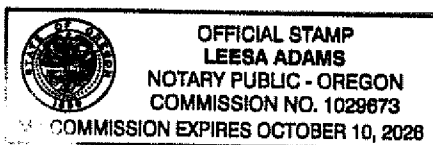
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 2-2-24

Heidi M. Carver  
Wade R. Luckman

STATE OF OREGON, County of Deschutes ss.

This instrument was acknowledged before me on 2-2-2024  
by Heidi M. Carver and Wade R. Luckman



Notary Public for Oregon

My commission expires 10-10-2026

AmeriTitle 622 993 AM

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1**

Lot 3 in Block 2 of MAHN'S ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**PARCEL 2**

The North Seventy Five (75) feet of Lot 6 in Block 1, MAHN'S ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**PARCEL 3**

The Northerly Seventy Five (75) feet of the following described tract; Beginning at a point which is South 0°15' West 765.67 feet from the quarter corner between Section 11 and 14, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and along North and South center line of said Section 14; thence South 0°15' West 172.03 feet; thence North 66°30' West 63.8 feet; thence North 25°56' West 124.5 feet; thence North 17°39' East 36.42 feet; thence South 89°24' East 100.67 feet more or less, to the point of beginning, the above described parcel of land lying in the NE1/4 of the NW1/4 of Section 14, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.