

First American Title 4125533-KW

AFTER RECORDING RETURN TO:  
Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:  
Vicki E. Haskins  
15015 Lower Klamath Lake Orad  
Merrill, OR 97633

GRANTEE'S NAME AND ADDRESS:  
Timothy Parks  
P.O. Box 812  
Merrill, OR 97633

SEND TAX STATEMENTS TO:  
Timothy Parks  
P.O. Box 812  
Merrill, OR 97633

2024-000967  
Klamath County, Oregon  
02/06/2024 03:52:01 PM  
Fee: \$87.00

**STATUTORY WARRANTY DEED**

**Vicki E. Haskins**, hereinafter referred to as grantor, conveys to **Timothy Parks and Darla Parks**, as husband and wife as joint tenants by the entirety, hereinafter referred to as grantees, her interest in the following described real property free of liens and encumbrances, except as specifically set forth herein;

**LEGAL DESCRIPTION:** Real Property in the County of Klamath, State of Oregon, described as follows:

The E ½ of the SW ¼ of the SE ¼ of Section 11, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

ALSO Beginning at the Southwest corner of the SE ¼ of the SE ¼ of Section 11, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence running North 416 feet; thence East 104 feet; thence South 416 feet; thence West 104 feet to a point of beginning, situated in the Southwest corner of said SE ¼ of the SE ¼ of Section 11.

EXCEPTING THEREFROM that portion conveyed to Klamath County for road purposes in Deed Volume 157 at Page 324, Deed Records of Klamath County, Oregon.

Map Tax Lot Number: 4110-01100-00900  
Property ID: 101614

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. A Limited Lifetime License granted by purchasers, exclusively in favor of seller, summarized as follows:
  - a. Grantees, Tim Parks, and Darla Parks, shall grant Limited Lifetime License exclusively to Vicki Haskins to continue residing in the manufactured home located at 15015 Lower Klamath Lake Road, Klamath Falls, Oregon. The license is personal to Vicki Haskins and may not be assigned. The license shall be terminated upon the death of Vicki Haskins or if Vicki Haskins discontinues occupancy of the home for a period of 3 consecutive months. The license is granted as part of the consideration for purchase of the property and does not create a landlord tenant relationship. This License will terminate upon the recording of Vicki Haskins death certificate or upon the recording of Termination of License signed by Vicki Haskins and purchasers. Any termination of this License during the lifetime of Vicki Haskins shall be by mutual consent.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$150,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., for estate planning purposes.

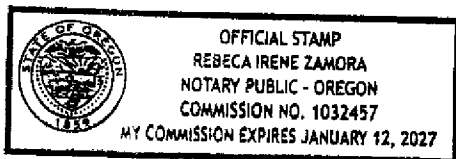
IN WITNESS WHEREOF, the grantor has executed this instrument this 9 day of January, 2024.

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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Vicki E. Haskins  
Vicki E. Haskins

STATE OF Oregon; County of Klamath ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 9<sup>th</sup> day of January, 2024, by Vicki E. Haskins.



Rebecca Irene Zamora  
NOTARY PUBLIC FOR Oregon  
My Commission expires: January 12, 2027