



2024-009686
Klamath County, Oregon
11/06/2024 08:42:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Denis P. Hickey and Jesse D. Hickey LLC, an
Oregon Limited Liability Company
PO Box 358
Merrill, OR 97633

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

Denis P. Hickey and Jesse D. Hickey LLC, an
Oregon Limited Liability Company
PO Box 358
Merrill, OR 97633
File No. 651505AM

STATUTORY WARRANTY DEED

Ross T. Fleming and Anna M. Fleming, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Denis P. Hickey and Jesse D. Hickey LLC, an Oregon Limited Liability Company,

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:

**Unsurveyed Parcel 2 of Land Partition 09-24 being a Replat of Parcel 3 of Land Partition 84-05
situated in the SE1/4 of Section 7, and the NE1/4 of Section 18, Township 40 South, Range 10 East
of the Willamette Meridian, Klamath County, Oregon. Recorded July 9, 2024 as Instrument 2024-
005891, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$540,000.00.

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.

November 5, 2024 JB
Dated: ~~October 17, 2024~~

Ross T. Fleming

Ross T. Fleming

Anna M. Fleming

Anna M. Fleming

State of Oregon } ss
County of Klamath }

On this 5th day of November, 2024, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Ross T. Fleming and Anna M. Fleming, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Jenny Brazil

Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 9/19/2026

