



2024-010460
Klamath County, Oregon
12/03/2024 02:50:01 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Dalton Wickersham

2348 Greensprings Dr.

Klamath Falls, OR 97601

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

Dalton Wickersham

2348 Greensprings Dr.

Klamath Falls, OR 97601

File No. 657576AM

STATUTORY WARRANTY DEED

William R. Diekmann and Susan M. Diekmann, Trustees of the William R. Diekmann and Susan M. Diekmann Revocable Living Trust, dated February 10, 2021,

Grantor(s), hereby convey and warrant to

Dalton Wickersham,

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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$309,000.00.

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:

Real property taxes due, if any, but not yet payable

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: November 27, 2024

William R. Diekmann and Susan M. Diekmann Revocable Living Trust

By: William R. Diekmann
William R. Diekmann, Trustee

By: Susan M. Diekmann
Susan M. Diekmann, Trustee

State of Oregon } ss
County of Klamath }

On this 2nd day of December, 2024, before me, Marjorie Anne Stuart a Notary Public in and for said state, personally appeared William R. Diekmann and Susan M. Diekmann, 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.

Marjorie Anne Stuart
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 5/18/2025

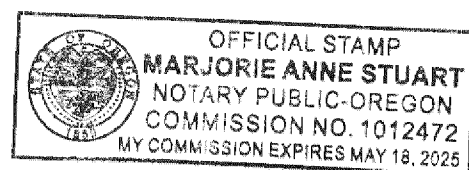


EXHIBIT 'A'

File No. 657576AM

PARCEL 1

That part of the Southeast Quarter of the Southwest Quarter of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at an iron pin on the Westerly right of way line of the Ashland-Klamath Falls Highway, which lies South 89°33' East along the section line a distance of 217.8 feet and North 28°15' East along the Westerly right of way line of said highway a distance of 67.85 feet from the iron pin which marks the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and then continuing North 28°15' East along the Westerly right of way of the Ashland-Klamath Falls Highway a distance of 45.2 feet to a point; thence North 89°33' West parallel to the section line a distance of 140.0 feet to a point; thence South 14°39' West a distance of 40.6 feet to a point; thence South 89°33' East parallel to the South section line of said Section 5 and 60.0 feet at right angles therefrom, a distance of 129.1 feet, more or less to the Point of Beginning.

PARCEL 2

Beginning at the most Southwesterly corner of Lot 18, Block 3 of RIVERVIEW ADDITION, according to the official plat thereof on file in the office of the County Clerk of Lamath County, Oregon. Thence Southeasterly in a straight line to a point on the Westerly right of way of Greensprings Drive, said point being 22.5 feet Southerly of the Southeast corner of said Lot 18; thence South along Greensprings Drive 22.5 feet more or less to the Northeast corner of that tract conveyed to Charles L. Hess entered by Deed recorded in Volume M76, page 19826, Microfilm Records of Klamath County, Oregon; thence West along the North of said Hess property 136 feet to the Northwest corner of said Hess property; thence Northeasterly in a straight line of the Point of Beginning.