



2025-000094
Klamath County, Oregon
01/07/2025 09:28:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Janelle Wicks and Teresa Wicks

7767 Skyline DR

Klamath Falls OR 97603

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

Janelle Wicks and Teresa Wicks

same as above

File No. 659929AM

STATUTORY WARRANTY DEED

Martin Wayne Argall and Ellen Gail Argall, Trustees of the Argall Family Trust u.a.d. 8/26/2020,
Grantor(s), hereby convey and warrant to

Janelle Wicks and Teresa Wicks, as Tenants by the Entirety,

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 41 SKYLINE VIEW, 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 \$442,500.00.

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: December 23, 2024

Argall Family Trust u.a.d. 8/26/2020

By: Martin Argall
Martin Argall, Trustee

By: Ellen Argall
Ellen Argall, Trustee

State of Oregon } ss
County of Klamath }

On this 27 day of December, 2024, before me,

Lynda Marie West a Notary Public in and for said state, personally appeared Martin Wayne Argall and Ellen Gail Argall, Trustees of the Argall Family Trust u.a.d. August 26, 2020, 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.

Lynda Marie West
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 1-28-25

