

2025-000773

Klamath County, Oregon

Reserved for Deed Records Use



00338268202500007730030038

Warranty Deed

02/05/2025 01:18:42 PM

Fee: \$92.00

RECORDING REQUESTED BY (NAME):

Hickey / Perez

WHEN RECORDED MAIL TO (ADDRESS):

237 Bighorn Ct, Vacaville, CA 95687, USA

AND MAIL TAX STATEMENTS TO (NAME AND ADDRESS):

Hickey / Perez

237 Bighorn Ct, Vacaville, CA 95687, USA

By this instrument, Dawn N. Perez and John D. Hickey, wife and husband,, (collectively the "Grantor"), releases, with general warranty covenants, unto John D. Hickey and Dawn N. Perez as trustees of The Hickey/Perez Living Trust dated September 24, 2001, and any amendments thereto, (the "Grantee") all right, title and interest in and to the following described real property situated in Klamath County, Oregon:

Lot 1088, Tract 1422, RANCHVIEW ESTATES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true consideration for this conveyance is \$10.00, the receipt and sufficiency of which is hereby acknowledged.

The Grantor warrants that at the time of the delivery of the deed the Grantor is seized of the estate in the property which the Grantor purports to convey, that the Grantor has good right to convey the same and that the property is free from encumbrances except as specifically set forth on this deed.

The Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same.

Dated this 29th day of January, 2025.

Dawn N. Perez

Dawn N. Perez

John D. Hickey

John D. Hickey

Returned at Counter
John D. Hickey

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

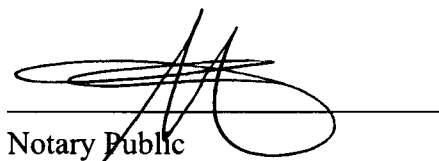
STATE OF CALIFORNIA

COUNTY OF SOLANO

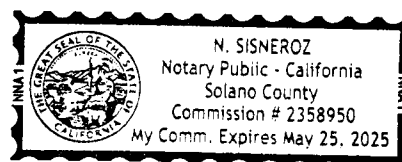
On this 29th day of January, 2025, before me, N. SISNEROZ personally appeared Dawn N. Perez and John D. Hickey, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signatures on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Notary Public

N. SISNEROZ
(print name)



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.