



After recording return to:
Tricia Jill Shugart
5652 Mickshelly Circle
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Tricia Jill Shugart
5652 Mickshelly Circle
Klamath Falls, OR 97603

File No.: 7161-4237560 (SA)
Date: February 28, 2025

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Mark J. Carter and Heather L. Carter, as tenants by the entirety, Grantor, conveys and warrants to **Tricia Jill Shugart**, Grantee, 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:

Lot 22 of TRACT 1439 - PRAIRIE MEADOWS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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.

The true consideration for this conveyance is **\$330,000.00**. (Here comply with requirements of ORS 93.030)

"This document is executed in counterpart, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument."

APN: 893683

Statutory Warranty Deed
- continued

File No.: 7161-4237560 (SA)

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 this 3rd day of March, 2025.

Mark J. Carter
Mark J. Carter

Heather L. Carter
Heather L. Carter

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 3rd day of March, 2025
by **Mark J. Carter and Heather L. Carter**

[Signature]



Notary Public for Oregon
My commission expires: 5/13/25

Acknowledgment in an Individual Capacity

State of OREGON

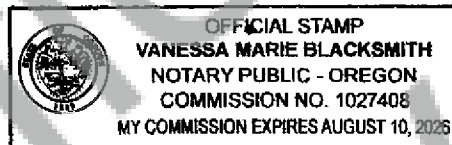
County of Josephine

This record was acknowledged before me on (date) March 5, 2025 by

(name(s)) of individual(s) Heather L. Carter.

Vanessa Blacksmith

Notary Public - State of Oregon



Official Stamp

Document Description

This certificate is attached to page 2 of a Statutory Warranty Deed (title or type of document), dated February 28, 2025, consisting of 3 pages.