

2025-003573

Klamath County, Oregon



00341774202500035730040047

05/13/2025 12:07:37 PM

Fee: \$97.00

Recording Office

**RECORDING COVER SHEET** (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

**After recording return to:** ORS 205.234(1)(c)

Parks & Ratliff, P.C.

620 Main Street

Klamath Falls, OR 97601

**1. Title(s) of the transaction(s)**

ORS 205.234(1)(a)

Warranty Deed

**2. Direct party(ies) / grantor(s)**

Name(s)

ORS 205.234(1)(b)

John L. Vickery

Elizabeth A. Vickery

**3. Indirect party(ies) / grantee(s)**

Name(s)

ORS 205.234(1)(b)

Myron R. Garrett

**4. True and actual consideration:**

ORS 205.234(1) Amount in dollars or other

\$

Other:

**5. Send tax statements to:**

ORS 205.234(1)(e)

No Change

**6. Satisfaction of lien, order, or warrant:**

ORS 205.234(1)(f)

☐

FULL

☐

PARTIAL

**7. The amount of the monetary obligation imposed by the lien, order, or warrant:**

ORS 205.234(1)(f)

\$

**8. Previously recorded document reference:** 2009-009489

**9. If this instrument is being re-recorded complete the following statement:**

ORS 205.244(2)

"Rerecorded at the request of Matthew T. Parks, Attorney at Law

to correct Legal Description by adding an Exhibit "A" Legal Description

previously recorded in book and page , or as fee number 2009-009489 ."

2009-009489

Klamath County, Oregon

AFTER RECORDING RETURN TO:  
AND PAY TAXES.

MYRON R. GARRETT  
32616 CLOUD CREST COURT  
WILDOMAR, CA 92595  
Reserved for Deed Records Use



00069290200900094890020028

07/13/2009 10:26:00 AM

Fee: \$26.00

## WARRANTY DEED

By this instrument, John L. Vickery, and spouse,  
Elizabeth A. Vickery, of 6129 133rd Ave. N.E.  
Lake Stevens WA, 98258, (collectively the  
"Grantor"), conveys and warrants to Myron R.  
Garrett, not married, of 32616 Cloud Crest Court  
Wildomar, CA 92595, (the "Grantee") all right,  
title and interest in and to the following described  
real property situated in Klamath County,

Oregon:

Assessor Parcel No R-3313-01300-05200-000

~~Lot 15C, Block 17, Klamath Falls Forest Estates,  
Sycan Unit East 550' of the West 830' (10.48 Acres more or less) of Lots  
15, Block 17 Klamath County, Oregon.~~

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that  
Grantor is lawfully seized in fee simple of the above-described premises; that it has a  
good right to convey; that the premises are free from all encumbrances; that Grantor and  
its heirs, and all persons acquiring any interest in the property granted, through or for  
Grantor, shall, on demand of Grantee, or its heirs or assigns, and at the expense of  
Grantor, its heirs or assigns, execute and instrument necessary for the further assurance of  
the title to the premises that may be reasonably required; and that Grantor and its heirs  
will forever warrant and defend all of the property so granted to Grantee, its heirs, against  
every person lawfully claiming the same or any part thereof.

The true consideration for this conveyance is \$12,000.00, the receipt and sufficiency of  
which is hereby acknowledged. Dated this 13<sup>th</sup> day of, July, 2009.

Being the same property conveyed to the Grantors by deed of  
JUNE, dated 25<sup>th</sup>, 2008.

WITNESS the hands and seal of said Grantors this 7<sup>th</sup> day of July, 2009.

Grantor

John L. Vickery

Elizabeth A. Vickery

RECEIVED  
CLERK OF COUNTY  
JUL 13 2009

Returned to County

**Grantor Acknowledgment**

STATE OF WASHINGTON

COUNTY OF

Snohomish)  
) ss.  
)

I certify that I know or have satisfactory evidence that John L Vickery, and spouse, Elizabeth A. Vickery, of 6129 133rd Ave. N.E. Lake Stevens WA, 98258 are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it to be the free and voluntary act of such parties for the uses and purposes mentioned in this instrument.

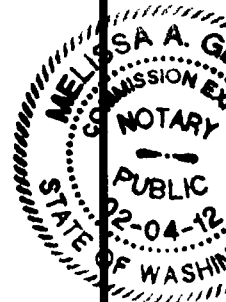
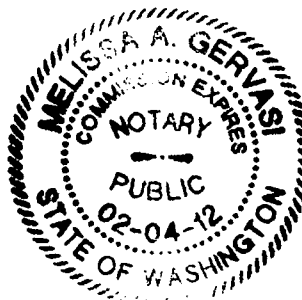
This Notary is attached to : Warranty Deed; Lot 15C, Block 17, Klamath Falls Forest Estates,  
Sycan Unit East 550' of the West 830' (10.48 Acres more or less) of Lots 15, Block 17 Klamath County, Oregon.

Dated:

July 7<sup>th</sup>, 2009Melissa A. Gervasi

Notary Public in and for the State of Washington

My appointment expires:

2/4/2012

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

After recording return to:

Myron R. Garrett  
32616 Cloud Crest Court  
Wildomar, CA 92595

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 15C, Block 17, Klamath Falls Forest Estates, Sycan Unit East 550' of the West 1650' of Lots 15, Block 17 Klamath County, Oregon.

Tax Account No.: 175955

Map No.: 3313-01300-05200