



THIS SPACE RESERVED FOR RECORDER'S USE

2025-004227
Klamath County, Oregon
06/04/2025 09:10:01 AM
Fee: \$92.00

After recording return to:

Matthew Burgess

3303 Raymond St.

Klamath Falls, OR 97603

Until a change is requested all tax statements shall be

sent to the following address:

Matthew Burgess

3303 Raymond St.

Klamath Falls, OR 97603

File No. 1000636

STATUTORY WARRANTY DEED

Steven Frederick Lockwood, Jerry Lee Lockwood, William Allan Lockwood, Cindy Lee Camargo, who also appears of record as Cindy Lee Lockwood, and Martha Lockwood, as Affiant of the Estate of James Edwin Lockwood, Deceased, Klamath County Case #25PB01807, each as to an undivided 20% interest, as tenants in common, and Martha Lockwood, individually,

Grantor(s), hereby convey and warrant to

Matthew Burgess,

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 10, Block 19, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$8,000.00.

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:

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: May 31, 2025

(X)

Steven Frederick Lockwood
Steven Frederick Lockwood

(X)

Jerry Lee Lockwood by Steven Frederick Lockwood his attorney in fact
Jerry Lee Lockwood, by Steven Frederick Lockwood, his Attorney in Fact

(X)

William Allan Lockwood by Steven Frederick Lockwood his attorney in fact
William Allan Lockwood, by Steven Frederick Lockwood, his Attorney in Fact

(X)

Cindy Lee Camargo by Steven Frederick Lockwood her attorney in fact
Cindy Lee Camargo, by Steven Frederick Lockwood, her Attorney in Fact

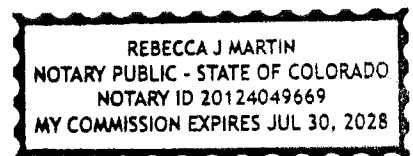
State of Colorado } ss
County of Douglas }

On this 31st day of May, 2025, before me, Rebecca J. Marten, a Notary Public in and for said state, personally appeared Steven Frederick Lockwood, Individually and as Attorney in Fact of Jerry Lee Lockwood, William Allan Lockwood and Cindy Lee Camargo, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/they executed the 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.

Rebecca J. Marten


Notary Public for the State of Colorado
Residing at: 3211 Autumn Sky Circle, Castle Rock, CO 80104
Commission Expires: 07/30/2028

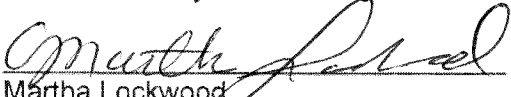


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~~May~~^{June} 2, 2025
Dated: ~~May~~ 2, 2025


Estate of James Edwin Lockwood

By 
Martha Lockwood, Affiant


Martha Lockwood

State of California } ss
County of San Bernardino }

On this 2 day of ~~May~~^{June}, 2025, before me, Jill Watson, a Notary Public in and for said state, personally appeared Martha Lockwood, Individually and as Affiant of the Estate of James Edwin Lockwood, known or identified to me to be the person(s) whose name(s) is are subscribed to the within Instrument and acknowledged that he she they executed the 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.


Notary Public for the State of California
Residing at: 21626 Viento Rd. Apple Valley, CA. 92308
Commission Expires: 04-25-2029

