

2025-004702

Klamath County, Oregon

GRANTOR NAME AND ADDRESS:

THOMAS EDWARD LUCAS

PO Box 971

Chiloquin, Oregon 97624



00343100202500047020010011

GRANTEE NAME AND ADDRESS:

THOMAS EDWARD LUCAS

LAN ANH HONG VO

PO Box 971

Chiloquin, Oregon 97624

06/17/2025 01:43:24 PM

Fee: \$87.00

AFTER RECORDING RETURN TO:

NEAL G. BUCHANAN, Attorney

435 Oak Avenue

Klamath Falls, Oregon 97601

UNTIL A CHANGE IS REQUESTED

SEND TAX STATEMENTS TO:

Grantee

WARRANTY DEED - STATUTORY FORM

THOMAS EDWARD LUCAS, Grantor, conveys and warrants to **THOMAS EDWARD LUCAS and LAN ANH HONG VO, husband and wife, Grantees,** that certain real property in the County of Klamath, State of Oregon, civilly described as 503 S. 3rd Avenue, Chiloquin, Oregon, and legally described as follows to-wit:

Lots 22 and 23 and Lots 34 and 35 in PONDEROSA PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

SUBJECT TO contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record.

The true and actual consideration for this conveyance is \$0. However, the true and actual consideration consists of or includes other property or value given or promised, which is the whole consideration being for estate planning purposes.

"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 AND 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

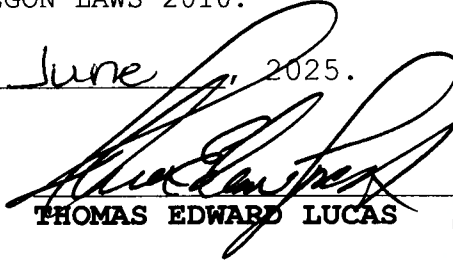
Warranty Deed

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Returned at Counter

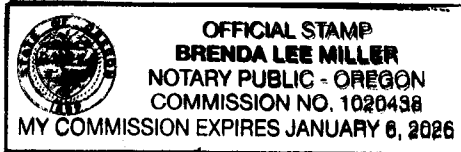
NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."

DATED this 16th day of June, 2025.


THOMAS EDWARD LUCAS

STATE OF OREGON, County of Klamath) ss:

Personally appeared **THOMAS EDWARD LUCAS**, before me on the 16th day of June, 2025, and acknowledged the foregoing instrument to be her voluntary act and deed.




NOTARY PUBLIC FOR OREGON
My Commission Expires: 1-6-26