

**2025-005363**

**Klamath County, Oregon**

**06/30/2025 01:31:01 PM**

**Fee: \$92.00**

This Document Was Prepared by  
And Return to  
Heather C. Cook, Esq.  
Holmes Weddle & Barcott, PC  
3101 Western Avenue, Suite 500  
Seattle, WA 98121

Until a change is requested, all tax statements shall be sent to the following address: P.O. Box 459, Newport, OR 97365.

**GENERAL WARRANTY DEED**

**James L. Garrett and Erin M. Garrett** (together, "Grantor"),

hereby conveys and warrants to

**Gary Ripka and Tabitha Lucero**, as tenants by the entirety (together, "Grantee"),

the following described real property free of encumbrances except as specifically set forth herein.

**Lots 8 and 9 in block 1, Sprague River Pines, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon**

The true consideration for this conveyance is \$60,000.00.

The above-described property is free of encumbrances except those items of record, if any, as of the date of this deed.

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.

IN WITNESS WHEREOF, the Grantor has executed this Deed on this 27th day of June, 2025.

**GRANTOR:**

James L. Garrett  
James L. Garrett, Grantor

Erin M. Garrett  
Erin M. Garrett, Grantor

STATE OF OREGON

ss.:

COUNTY of Klamath

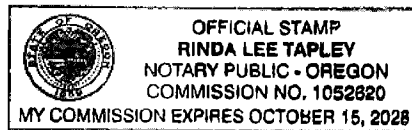
On this 27 day of June, 2025, before me personally appeared James L. Garrett and Erin M. Garrett, known or identified to me to be the persons whose names are subscribed to the within Instrument and acknowledged to me that they executed the same.

Rinda Lee Tapley

Notary Public for the State of Oregon

Residing at: 6510 S. 6th St. Klamath Falls, OR. 97603

My Commission expires: 10-15-2028



Seal

My commission expires: 10-15-2028