



2007-006207

Klamath County, Oregon



00019396200700062070030034

04/03/2007 03:25:26 PM

Fee: \$31.00

THIS SPAC

After recording return to:  
Richard R. Nelson  
90018 Jerusalem Lane  
Eugene, OR 97402

Until a change is requested all tax statements  
shall be sent to the following address:  
Richard R. Nelson  
90018 Jerusalem Lane  
Eugene, OR 97402

File No.: 7195-990051-7195 (RDP)  
Date: March 27, 2007

## STATUTORY WARRANTY DEED

**Robert B. Finell or Dixie L. Finell, or their successors in interest, as Co-Trustees of the "Finell Trust" (a revocable grantor type trust without expiration date) dated February 11, 2000, Grantor, conveys and warrants to Richard R. Nelson and Zoe E. Land not as tenants in common, but with rights of survivorship, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:**

**See Exhibit "A" Attached Hereto**

**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 **\$182,500.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

Dated this 30 day of March, 2007.

36-F

- continued

The "Finell Trust" (a revocable grantor type trust without set expiration date) dated February 11, 2000

Robert B. Finell Trustee  
Robert B. Finell, Trustee

Dixie L. Finell Trustee  
Dixie L. Finell, Trustee

STATE OF Oregon )  
County of DESCHUTES )ss.)

This instrument was acknowledged before me on this 30 day of March, 2007, by Robert B. Finell and Dixie L. Finell as Co-Trustees of the "Finell Trust" (a revocable grantor type trust without set expiration date) dated February 11, 2000, on behalf of the Trust.



Notary Public for Oregon  
My commission expires: 7-16-08

**EXHIBIT A**

**LEGAL DESCRIPTION:**

LOT 5 IN BLOCK 1 OF TRACT NO. 1042 TWO RIVERS NORTH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Unofficial  
Copy