

2007-021309

Klamath County, Oregon



THIS SP/



12/21/2007 03:22:12 PM

Fee: \$26.00

After recording return to:
Arthur and Lillian Belsky Family Trust
1873 Benson
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Arthur and Lillian Belsky Family Trust
1873 Benson
Klamath Falls, OR 97601

File No.: 7021-1157115 (ALF)
Date: December 19, 2007

STATUTORY WARRANTY DEED

Garry Nelson, Grantor, conveys and warrants to **Arthur R. Belsky and Lilian M. Belsky Trustees of the Belsky Family Loving Trust, uda May 2, 2003, and their successors in Trust**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

THE SOUTHERLY 60 FEET OF LOT 13, BLOCK 9, PLEASANT VIEW TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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 **\$62,000.00**. (Here comply with requirements of ORS 93.030)

F26-

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated this 21 day of Dec, 2007.

Garry Nelson
Garry Nelson

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 21 day of Dec, 2007
by **Garry Nelson**.

Adrien Fleeck

Notary Public for Oregon
My commission expires: 12-3-10

