

2009-009041

Klamath County, Oregon



00068753200900090410020029

07/01/2009 12:00:14 PM

Fee: \$26.00

After Recording Return to:
ERIC NELSON and KATHLEEN NELSON
1402 ELDERBERRY LANE
KLAMATH FALLS, OR. 97601
Until a change is requested all tax statements
Shall be sent to the following address:
ERIC NELSON and KATHLEEN NELSON
1402 ELDERBERRY LANE
KLAMATH FALLS, OR. 97601

ATE 66862

WARRANTY DEED
(INDIVIDUAL)

KRAIG B. WEIDER and LOYD H. INGLIS, herein called grantor, convey(s) to ERIC NELSON and KATHLEEN NELSON, tenants by the entirety, herein called grantee, all that real property situated in the County of KLAMATH COUNTY, State of Oregon, described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$10,000.00.
(here comply with the requirements of ORS 93.930)

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, 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 [June 29, 2009].

KRAIG B. WEIDER

LOYD H. INGLIS

STATE OF OREGON, County of KLAMATH) ss.

On June 30, 2009 personally appeared the above named Kraig B. Weider and Loyd H. Inglis and acknowledged the foregoing instrument to be their voluntary act and deed.

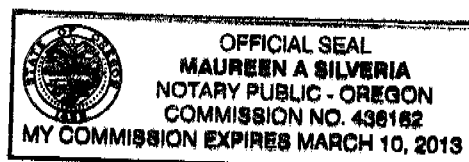
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 66862MS

Before me:
Notary Public for Oregon
My commission expires: [3/10/2013]

Official Seal



#26 ATE

Exhibit A

PARCEL 1:

Lot 1, Block 6, DIXON ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

TOGETHER with the South half of the portion of vacated Warring Street as vacated by Ordinance # 97-3 adjoining Lot 1, Block 6 and the East half of that portion of vacated alley by Ordinance #97-3, recorded March 27, 1997 in Book M-97 at Page 9017, adjoining Lot 1, Block 6, DIXON ADDITION TO THE CITY OF KLAMATH FALLS., Microfilm Records of Klamath County, Oregon

CODE 001 MAP 3809-028DC TL 05300 KEY #374945

PARCEL 2:

Lot 2, Block 6, DIXON ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

TOGETHER with the East half of that portion of vacated alley by Ordinance #97-3, recorded March 27, 1997 in Book M-97 at Page 9017, adjoining Lot 2, Block 6, DIXON ADDITION TO THE CITY OF KLAMATH FALLS., Microfilm Records of Klamath County, Oregon.

CODE 001 MAP 3809-028DC TL 05301 KEY #885527