



After recording return to:
Trenton C. Kolosik
1738 Fargo Street
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Trenton C. Kolosik
1738 Fargo Street
Klamath Falls, OR 97603

File No.: 7021-1551769 (SFK)
Date: March 26, 2010

THIS SPACE

06/15/2010 03:21:01 PM

Fee: \$42.00

1st 1551769

STATUTORY WARRANTY DEED

Garry A. Nelson and Phreda E. Nelson, husband and wife, Grantor, conveys and warrants to
Trenton C. Kolosik, Grantee, the following described real property free of liens and encumbrances,
except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

**THE SOUTH 60 FEET OF LOT 14, BLOCK 8 OF PLEASANT VIEW TRACTS, ACCORDING TO THE
DULY RECORDED PLAT ON FILE IN THE OFFICE OF THE COUNTY CLERK, 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 **\$77,900.00**. (Here comply with requirements of ORS 93.030)

✓

APN: R515945

Statutory Warranty Deed
- continued

File No.: **7021-1551769 (SFK)**
Date: **03/26/2010**

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, OF CHAPTER 424, OREGON LAWS 2009. 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 26 day of March, 2010

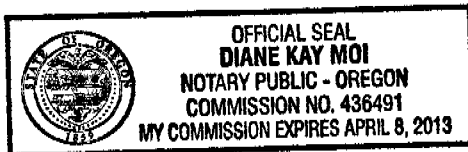
Garry A. Nelson
Garry A. Nelson

Phreda E. Nelson

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 11th day of June, 2010, by **Garry A. Nelson and Phreda E. Nelson.**

Diane M



Notary Public for Oregon
My commission expires:

4-8-13