

2011-000307

Klamath County, Oregon



00095119201100003070020021

01/10/2011 09:03:24 AM

Fee: \$42.00

GRANTOR NAME AND ADDRESS:

Robert R. Nieslanik
0828 County Road 165
Carbondale CO 81623

GRANTEES NAMES AND ADDRESS:

Carrie Rose Tenold and
Stephen P. Tenold
35429 McCartie Lane
Bonanza OR 97623

AFTER RECORDING RETURN TO:

Kerst & Associates, P.C.
823 Blake Avenue, Suite 202
Glenwood Springs CO 81601

UNTIL A CHANGE IS REQUESTED

SEND TAX STATEMENTS TO:

Grantees

SPECIAL WARRANTY DEED

Robert R. Nieslanik Grantor, sells and conveys to **Carrie Rose Tenold and Stephen P. Tenold, husband and wife**, Grantees, an undivided 2.68% in and to the following described real property:

Parcel 1 of Land Partition 48-06, located in the S $\frac{1}{2}$ and the S $\frac{1}{2}$ N $\frac{1}{2}$ of Section 1, and the SE $\frac{1}{4}$ NE $\frac{1}{4}$ and NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 2 and the N $\frac{1}{2}$, N $\frac{1}{2}$ SE $\frac{1}{4}$ and NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 12, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2 of Land Partition 49-06, located in the S $\frac{1}{2}$ of Section 12, and the NW $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 13, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

The true consideration for this conveyance is -0-.

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 SECTION 5 TO 11, 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 AND 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.

APN: 604288 and 604224

Dated this 3rd day of January, 2011.

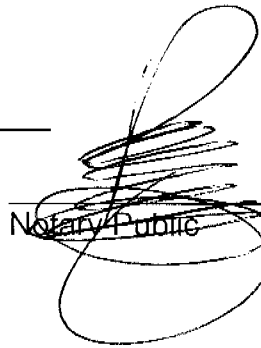

Robert R. Nieslanik

STATE OF COLORADO)
) ss.
COUNTY OF GARFIELD)

The foregoing instrument was acknowledged before me this 3rd day of
January, 2011, by ROBERT R. NIESLANIK.

WITNESS my hand and official seal.

My commission expires: 7/7/11


Notary Public

