

2011-005188

Klamath County, Oregon



THIS SPACE



00100904201100051880020027

04/26/2011 03:20:19 PM

Fee: \$42.00

After recording return to:
Cynthia Nelson
4799 Smith Grade
Santa Cruz, CA 95060

Until a change is requested all tax statements
shall be sent to the following address:
Cynthia Nelson
4799 Smith Grade
Santa Cruz, CA 95060

File No.: 7021-1705478 (TM)
Date: April 18, 2011

STATUTORY WARRANTY DEED

Joseph N. Mathis and Nancy V. Mathis, husband and wife, Grantor, conveys and warrants to **Cynthia Nelson and Mark Steadman 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:

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

LOTS 48 AND 49, BLOCK 37, FIRST ADDITION TO KLAMATH FOREST ESTATES, IN THE COUNTY OF KLAMATH, STATE OF 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 **\$2,000.00**. (Here comply with requirements of ORS 93.030)

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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 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, 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 22 day of April, 2011.

Joseph N. Mathis
Joseph N. Mathis

Nancy V. Mathis
Nancy V. Mathis

STATE OF ~~Oregon~~ Nevada)
)ss.
County of ~~Klamath~~ Clark)

This instrument was acknowledged before me on this 22 day of April, 2011
by **Joseph N. Mathis and Nancy V. Mathis.**

Gong Munn

Notary Public for ~~Oregon~~ Nevada
My commission expires: 01-30-2013

PENNY MUNN
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 05-94937-1
MY APPT EXPIRES JANUARY 30, 2013