

WTC 90497-DS

THIS SPACE IS

2011-006399

Klamath County, Oregon



00102304201100063990020021

05/23/2011 03:14:22 PM

Fee: \$42.00

After recording return to:

ROBERT D. NELSON

5515 Schiesel Ave.

Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:

ROBERT D. NELSON

5515 Schiesel Ave.

Klamath Falls, OR 97603

Escrow No. MT90497-DS

Title No. 0090497

SWD r.042611

STATUTORY WARRANTY DEED

VIVIAN HERYFORD,

Grantor(s), hereby convey and warrant to

ROBERT D. NELSON,

Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances
except as specifically set forth herein:

Lot 5 of SCHIESEL TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County,
Oregon.

The true and actual consideration for this conveyance is **\$63,740.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and
those shown below, if any:

42m

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

Dated this 19th day of May 2011

Vivian Heryford
VIVIAN HERYFORD

BY Jeanette M. Smith
JEANETTE M. SMITH, HER ATTORNEY IN FACT

State of Oregon
County of Clatsop

This instrument was acknowledged before me on May 20, 2011 by JEANETTE M. SMITH, AS ATTORNEY IN FACT FOR VIVIAN HERYFORD.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2011

