

2011-013627

Klamath County, Oregon



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12/09/2011 11:48:16 AM

Fee: \$42.00

RETURN TO:  
Brandsness, Brandsness & Rudd, P.C.  
411 Pine Street  
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:  
Joan E. Nelson  
324 Donald Street  
Klamath Falls, OR 97601

## - WARRANTY DEED -

Joan E. Nelson, Trustee of the Nelson Family Trust u.a.d. April 18, 1989 Grantor, conveys and warrants to Joan E. Nelson, Grantee, the following described real property situate in Klamath County, Oregon, free of encumbrances insured by any title insurance policy insuring the right, title and interest of the Grantor:

See attached Exhibit "A"

The true and actual consideration for this transfer is estate plan.

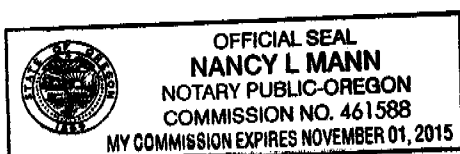
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT 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 8 day of December, 2011.

STATE OF OREGON )  
 ) ss.  
County of Klamath )

*Joan E. Nelson*  
Joan E. Nelson, Trustee TR

Personally appeared before me this 8 day of December, 2011, the above-named Joan E. Nelson and acknowledged the foregoing instrument to be her voluntary act.



*Nancy L. Mann*  
Notary Public for Oregon  
My Commission expires: 11-1-15

EXHIBIT "A"  
LEGAL DESCRIPTION

A portion of Lots 1 and 2, Block 93, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Beginning at a point on a curve which is on the Westerly boundary of said Lot 2, the following distances; 45.83 feet Southerly along said curve from the Northwest corner of said Lot 1, 14.1 feet Southerly along said curve to the Westerly corner common to said Lots 1 and 2 and 31.73 feet Southerly along said curve from the Westerly corner common to said Lots 1 and 2; thence on a radial line in an Easterly direction 70 feet more or less to the Easterly boundary of a tract of land conveyed to William G. Vallier by Deed recorded September 16, 1959 in Deed Book 31 at page 643, Deed Records of Klamath County, Oregon; said point being the true point of beginning of the tract to be hereinafter described; thence continuing Easterly along said radial line 69.5 feet more or less to the Easterly boundary of said Lot 2; thence Northerly 67.27 feet more or less along the Easterly line of said Lots 1 and 2 to the Northeast corner of said Lot 1; thence Westerly along the Northerly line of said Lot 1 to the Easterly boundary of the William G. Vallier Tract above referred; thence Southerly along the Easterly boundary of said William G. Vallier Tract to the true point of beginning.

Account #3809-029C3-00600

Key #366268