

2012-000114

Klamath County, Oregon

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.



00112204201200001140030036

01/06/2012 01:12:24 PM

Fee: \$47.00

1. AFTER RECORDING RETURN TO -

Required by ORS 205.180(4) &
205.238:

**Andrew C. Brandsness
411 Pine Street
Klamath Falls, OR 97601**

2. TITLE(S) OF THE TRANSACTION(S) - Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Warranty Deed

3. DIRECT PARTY / GRANTOR and Address - Required by ORS 234(1)(b)

Joan E. Nelson, Trustee of the Nelson Family Trust u.a.d. April 18, 1989

Grantor's Address:

**324 Donald Street
Klamath Falls, OR 97601**

4. INDIRECT PARTY / GRANTEE and Address - Required by ORS 234(1)(b)

Joan E. Nelson

Grantee's Address:

**324 Donald Street
Klamath Falls, OR 97601**

5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

**UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING
ADDRESS:**

**Joan E. Nelson
324 Donald Street
Klamath Falls, OR 97601**

**6. TRUE AND ACTUAL
CONSIDERATION - Required by**

ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$0 - estate plan

7. TAX ACCOUNT NUMBER OF THE PROPERTY, IF THE INSTRUMENT CREATES A LIEN OR OTHER INTEREST THAT COULD BE SUBJECT TO TAX FORECLOSURE -

Required by ORS 312.125(4)(b)(B):

THIS DOCUMENT IS BEING RERECORDED AT THE REQUEST OF JOAN E. NELSON, TRUSTEE, TO CORRECT THE WARRANTY DEED PREVIOUSLY RECORDED IN BOOK 2011 AND PAGE 013627 TO CORRECT THE LEGAL DESCRIPTION.

Returned to County

2011-013627

Klamath County, Oregon

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
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12/09/2011 11:48:16 AM

Fee: \$42.00

- 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.

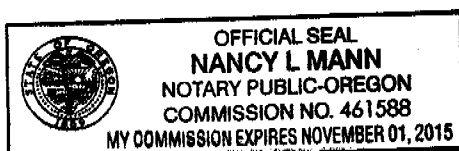
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT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

Joan E. Nelson Trustee TR

STATE OF OREGON)
) ss.
County of Klamath)

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

Lot 7 in 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.

Unofficial
Copy