

-1st-
1896327-SK

2012-007036

Klamath County, Oregon



00120381201200070360020025

06/26/2012 11:12:42 AM

Fee: \$42.00



THIS SPACE

After recording return to:
Steve A. Nyseth and Lorrie A. Nyseth
25255 Gap Rd.
Braunsville, OR 97327

Until a change is requested all tax
statements shall be sent to the
following address:
Steve A. Nyseth and Lorrie A. Nyseth
25255 Gap Rd.
Braunsville, OR 97327

File No.: 7021-1896327 (SFK)

Date: May 31, 2012

STATUTORY WARRANTY DEED

Robert N. Latzy, as sole surviving Trustee of the Robert and Pauline Latzy Living Trust Agreement, executed on July 20, 1992, Grantor, conveys and warrants to Steve A. Nyseth and Lorrie A. Nyseth, husband and wife, 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:

Parcel 1:

The NW 1/4 SE 1/4 of Section 21, Township 40 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Parcel 2:

The SW 1/4 NW 1/4 of Section 27, Township 40 South, Range 12 East of the Willamette Meridian, 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 **\$30,000.00**. (Here comply with requirements of ORS 93.030)

F.
42.00

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 14 day of June, 2012.

Robert N. Latzy, as sole surviving Trustee of
the Robert and Pauline Latzy Living Trust
Agreement, executed on July 20, 1992

Roberta Ann Shomon Successor Trustee
Roberta Ann Shomon, Successor Trustee

STATE OF CALIFORNIA)
~~Oregon~~)
County of Alameda) ss.
~~Klamath~~)

This instrument was acknowledged before me on this 14 day of June, 2012
by as SUCCESSOR) Trustee of the Robert and Pauline Latzy Living Trust
Agreement, executed on July 20, 1992, on behalf of the .

ROBERTA ANN SHOMON

W. Lance Russum
Notary Public for ~~Oregon~~ CALIFORNIA
My commission expires: 9-28-12

