

wt 94201

2012-007264

Klamath County, Oregon



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07/02/2012 03:11:34 PM

Fee: \$42.00

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon
800 Willamette Street, Suite 500
Eugene, Oregon 97401.

GRANTOR:
Craig L. Christensen and Janet L. Christensen,
as tenants by the entirety
2195 SW Daybreak Way
Troutdale, Oregon 97060

GRANTEE:
Rachelle R. Nelson and Troy S. Nelson, as
tenants by the entirety
492 Lantana
Eugene, OR 97404

SEND TAX STATEMENTS TO:
Rachelle R. Nelson and Troy S. Nelson
492 Lantana Avenue
Eugene, Oregon 97404

AFTER RECORDING RETURN TO:
Rachelle R. Nelson and Troy S. Nelson
492 Lantana Avenue
Eugene, Oregon 97404

Escrow No: 4612024874-FTEUG02
2607-001c0-01200 Lot 12 Zeb Court
Klamath Falls, OR

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Craig L. Christensen and Janet L. Christensen, as tenants by the entirety, Grantor, conveys and warrants to Rachelle R. Nelson and Troy S. Nelson, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 12 in Block 4, Tract 1069, according to the official plat thereof on the file in the office of the County Clerk of Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$60,000.00. (See ORS 93.030)

Subject to and excepting: 2012-2013 Taxes, a lien not yet due and payable.
Rights of the Public, Easements, Covenants, Conditions and Restrictions of record, if any.

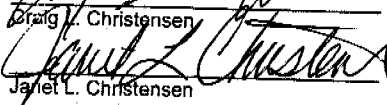
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

4612024874-FTEUG02
Deed (Warranty-Statutory)

4/2/12

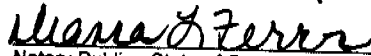
DATED: June 28, 2012


Craig L. Christensen


Janet L. Christensen

State of OREGON
COUNTY of Multnomah

This instrument was acknowledged before me on June 29, 2011
by Craig L. Christensen and Janet L. Christensen.


Notary Public - State of Oregon
My commission expires: 9-8-2013

