

2012-012374

Klamath County, Oregon



00126844201200123740020021

11/07/2012 10:13:40 AM

Fee: \$42.00

AFTER RECORDING

RETURN TO:

Morton H. Nielsen and
Martha A. Nielsen
22758 S. Ferguson Road
Beavercreek, OR 97004

GRANTOR INFORMATION:

Morton Nielsen and
Martha Nielsen
22758 S. Ferguson Road
Beavercreek, OR 97004

GRANTEE INFORMATION:

Morton H. Nielsen and
Martha A. Nielsen
22758 S. Ferguson Road
Beavercreek, OR 97004

SEND TAX STATEMENTS TO:

Morton H. Nielsen and
Martha A. Nielsen
22758 S. Ferguson Road
Beavercreek, OR 97004

WARRANTY DEED

MORTON NIELSEN and MARTHA NIELSEN, husband and wife, GRANTORS, convey to **MORTON H. NIELSEN AND MARTHA A. NIELSEN, CO-TRUSTEES OF THE MORTON H. NIELSEN AND MARTHA A. NIELSEN REVOCABLE LIVING TRUST U/A DTD OCTOBER 2, 2012,** GRANTEE, the following real property situated in Klamath County, Oregon, to wit:

Lot 4, Block 4, WAGON TRAIL ACREAGES NUMBER TWO,
according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$NIL. This transfer is being made for estate planning purposes.

TO HAVE AND TO HOLD the same unto the said GRANTEE and GRANTEE'S heirs, successors and assigns forever.

And grantor hereby covenants to and with GRANTEE and GRANTEE'S heirs, successors and assigns, that GRANTOR is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record or those of an obvious nature, and that GRANTOR will warrant and forever defend the premises and

every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument this 2nd day of November, 2012.

Morton Nielsen
Morton Nielsen

Martha Nielsen
Martha Nielsen

STATE OF OREGON)
) ss.
County of Clackamas)

This instrument was acknowledged before me on November 2, 2012, by MORTON NIELSEN and MARTHA NIELSEN, husband and wife.



Laurie J Cook
Notary Public for Oregon
My Commission Expires: 8-31-2016