

137
2045497



After recording return to:
Cody K. Christensen and Jennie R. Christensen
9221 Yaquima Drive
Kelseyville, CA 95451

Until a change is requested all tax statements shall be sent to the following address:
Cody K. Christensen and Jennie R. Christensen
9221 Yaquima Drive
Kelseyville, CA 95451

File No.: 7191-2045497 (SMJ)
Date: February 26, 2013

THIS SPACE RESERVED FOR RECORD

2013-003479

Klamath County, Oregon

04/02/2013 11:24:31 AM

Fee: \$42.00

STATUTORY WARRANTY DEED

Albert L. Nelson and Barbara L. Nelson, husband and wife, Grantor, conveys and warrants to **Cody K. Christensen and Jennie R. Christensen, 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:

S 1/2 SE 1/4 NW 1/4 SW 1/4 of Section 19, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

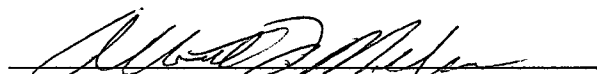
Subject to:

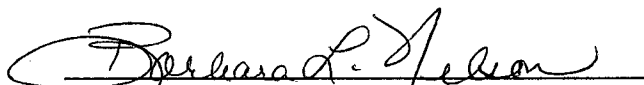
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$174,000.00**. (Here comply with requirements of ORS 93.030)

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.

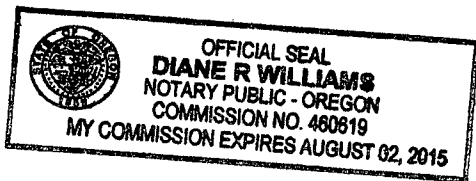
Dated this 28th day of March, 2013.

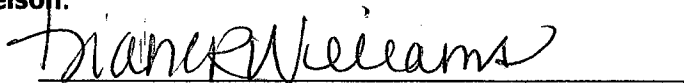

Albert L. Nelson


Barbara L. Nelson

STATE OF Oregon)
County of Lane)ss.
)

This instrument was acknowledged before me on this 28 day of March, 2013
by **Albert L. Nelson and Barbara L. Nelson.**





Notary Public for Oregon
My commission expires: 8/2/15