



After recording return to:
Richard R. Nelson and Zoe E. Nelson
90018 Jerusalem
Eugene, OR 97402

Until a change is requested all tax
statements shall be sent to the
following address:
Richard R. Nelson and Zoe E. Nelson
90018 Jerusalem
Eugene, OR 97402

File No.: 7191-2085130 (SMJ)
Date: July 10, 2013

THIS SPACE RESERVED FOR RECORDER'S USE

After Recording Return To
First American Title
600 Country Club Road
Eugene, OR 97401

2013-007873

Klamath County, Oregon

07/12/2013 09:44:57 AM

Fee: \$42.00

STATUTORY WARRANTY DEED

Richard R. Nelson and Zoe E. Land not as tenants in common, but with rights of survivorship, Grantor, conveys and warrants to **Richard R. Nelson and Zoe E. Nelson who acquired title as Zoe E. Land, 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:

Lot 5 in Block 1 of Tract No. 1042 Two Rivers North, according to the official plat thereof on file in the office of the County Clerk of 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 **\$0.00**. (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 11th day of July, 2013.

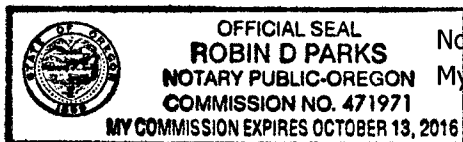
Richard R. Nelson
Richard R. Nelson

Zoe E. Nelson
Zoe E. Nelson

STATE OF Oregon)
)ss.
County of Lane)

This instrument was acknowledged before me on this 11th day of July, 2013
by Richard R Nelson & Zoe E Nelson.

Robin D. Parks



Notary Public for Oregon
My commission expires: