

1st 2139155 - JN



After recording return to:  
Matthew James Nelsen  
PO Box 253  
Merrill, OR 97633

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Matthew James Nelsen  
PO Box 253  
Merrill, OR 97633

File No.: 7021-2139155 (JD)  
Date: August 20, 2013

THIS SPACE RESERVED FOR RECORD

2013-010045  
Klamath County, Oregon  
09/03/2013 01:31:46 PM  
Fee: \$42.00

### STATUTORY WARRANTY DEED

**Jack J. Randazzo & Frances E. Randazzo, as Trustees of the Randazzo Joint Revocable Living Trust**, Grantor, conveys and warrants to **Matthew James Nelsen**, 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:

**Lots 14 and 15 in Block 15, TRACT 1053, OREGON SHORES, 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 **\$12,000.00**. (Here comply with requirements of ORS 93.030)

F.  
47.-

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 3 day of September, 2013

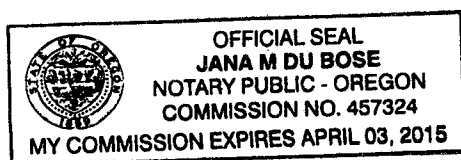
Jack J. Randazzo & Frances E. Randazzo,  
as Trustees of the Randazzo Joint Revocable  
Living Trust

Jack J. Randazzo  
Jack J. Randazzo, Trustee

Frances E. Randazzo  
Frances E. Randazzo, Trustee

STATE OF Oregon )  
)ss.  
County of Klamath )

This instrument was acknowledged before me on this 3 day of September, 2013  
by as of Jack J. Randazzo & Frances E. Randazzo, as Trustees of the Randazzo Joint Revocable Living  
Trust, on behalf of the .



Jana M Du Bose

Notary Public for Oregon

My commission expires: April 03, 2015