

1st 2152888-ALF

2013-010886

Klamath County, Oregon

09/25/2013 12:42:58 PM

Fee: \$47.00



After recording return to:
T & V Nugent Revocable Trust
1268 Calla Lane
Chico, CA 96792

Until a change is requested all tax
statements shall be sent to the
following address:
T & V Nugent Revocable Trust
1268 Calla Lane
Chico, CA 96792

File No.: 7021-2152888 (ALF)
Date: September 17, 2013

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Monica Garris, as to Parcel One and William Powell, as to Parcel Two, Grantor, conveys and warrants to Thomas J Nugent and Valerie A Nugent trustee of the T & V Nugent Revocable Trust, 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:

PARCEL ONE:

The S1/2 W1/2 of Lot 12, Block 5, KLAMATH FALLS FOREST ESTATES SYCAN UNIT situated in Section 32, Township 33 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL TWO:

The N1/2 W1/2 of Lot 11, Block 5, KLAMATH FALLS FOREST ESTATES SYCAN UNIT, situated in Section 32, Township 33 South, Range 13 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 **\$11,900.00**. (Here comply with requirements of ORS 93.030)

F.
52.-

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.

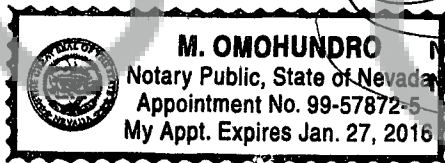
Dated this 20th day of September, 2013.

Monica Garris
Monica Garris

William Powell
William Powell

STATE OF Nevada)
County of Douglas) ss.

This instrument was acknowledged before me on this 20th day of September, 2013
by Monica Garris and William Powell.



Notary Public for Nevada
My commission expires: 1-27-16

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 23rd day of September, 2013.

Monica Garris

William Powell
William Powell

STATE OF Colorado)
County of Chaffee) ss.

This instrument was acknowledged before me on this 23rd day of September, 2013
by **Monica Garris and William Powell.**

Kathleen Nelson
Notary Public for February 8, 2016
My commission expires: ↓

