



00155808201400072000020026

07/09/2014 11:23:35 AM

Fee: \$47.00

GRANTOR NAME AND ADDRESS

SHARON L. NELSON
4213 JANA DRIVE
KLAMATH FALLS, OR 97603

GRANTEE NAME AND ADDRESS

SHARON NELSON, Trustee
of the SHARON NELSON REVOCABLE TRUST,
uad 07/08/2014
4213 JANA DRIVE
KLAMATH FALLS, OR 97603

AFTER RECORDING RETURN TO

NEAL G. BUCHANAN, Attorney at Law
435 OAK AVE.
KLAMATH FALLS, OR 97601

SEND TAX STATEMENTS TO

GRANTEE
4213 JANA DRIVE
KLAMATH FALLS, OR 97603

WARRANTY DEED - STATUTORY FORM

SHARON L. NELSON, Grantor, conveys and warrants to
SHARON NELSON, Trustee of the SHARON NELSON REVOCABLE TRUST,
uad 07/08, 2014, **Grantee**, all of that certain real
property located in Klamath County, Oregon civilly described
as 4213 Jana Drive and legally described as follows to wit:

Lot 5 in Block 1, Tract No.1067, THE HIGHLANDS, Klamath
County, Oregon

The true and actual consideration for this conveyance
is \$0. However, the actual consideration consists of or
includes other property or value given or promised which is
the whole consideration, being for estate planning purposes.

"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
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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."

DATED this 8th day of July, 2014.

Sharon L. Nelson
SHARON L. NELSON, Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on 8th day of July, 2014, by Sharon L. Nelson.



Margaret John
NOTARY PUBLIC FOR OREGON
My Commission Expires: 9-12-14