

Western Title & Escrow

Order Number: **97443**

2015-003490

Klamath County, Oregon

04/15/2015 12:10:06 PM

Fee: \$52.00

Grantor
Wilbur M. Becker and Patricia K. Becker, co-trustees of the Becker Family Trust dated January 22, 1998 Attn: Wilbur M. Becker Patricia K. Becker 815 River Loop 2 Eugene, OR 97404
Grantee
Peter Andrew Nelson Heidi J. Nelson 3601 SW Kanan Dr. Portland, OR 97221-3426
Until a change is requested, all tax statements shall be sent to the following address:
Peter Andrew Nelson Heidi J. Nelson 3601 SW Kanan Dr. Portland, OR 97221-3426

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Wilbur M. Becker and Patricia K. Becker, co-trustees of the Becker Family Trust dated January 22, 1998 Grantors convey and warrant to **Peter Andrew Nelson and Heidi J. Nelson, as tenants by the entirety, Grantees** the following described real property free of encumbrances except as specifically set forth herein:

Legal Description as referenced on attached exhibit 'A'

Account: **R145569**

Map & Tax Lot: **R-2407-007B0-06300-000**

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$245,000.00**. (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.

Handwritten signature/initials.

Executed this 10 day of April, 2015

Wilbur M. Becker and Patricia K. Becker, co-trustees of the Becker Family Trust dated January 22, 1998

Wilbur M. Becker
By: **Wilbur M. Becker**
Its Co-Trustee

Patricia K. Becker
By: **Patricia K. Becker**
Its Co-Trustee

State of **Oregon**, County of **Lane**) ss.

This instrument was acknowledged before me on this 10 day of April, 2015 by **Wilbur M. Becker and Patricia K. Becker**, co-trustees of the Becker Family Trust dated January 22, 1998

[Signature]
Notary Public for the State of Oregon

My commission expires: 10-25-16

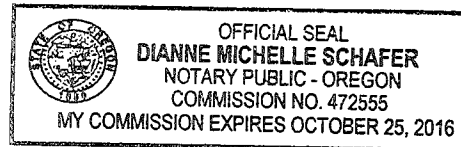


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

A portion of Lot 4, Block 3, Cres-Del Acres, First Addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the East line of Lot 4, Block 3 of Cres-Del Acres First Addition, situated in the NW1/4 of Section 7, Township 24 South, Range 7 East of the Willamette Meridian in Klamath County, Oregon; South 22°13'50" East 90.00 feet from the Northeast corner of said Lot 4; running thence South 69°20'30" West 173.44 feet to West line of said Lot 4; thence South 9°36'20" East 59.50 feet to the Southwest corner of said Lot 4; thence North 86°53'40" East 184.47 feet to the Southeast corner of said Lot 4; thence Northerly along the Easterly line of said Lot 4 to the point of beginning.

Parcel 2:

A portion of Lot 4, Block 3, Cres-Del Acres, First Addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of Lot 4, Block 3 of Cres-Del Acres, First Addition, situated in the NW1/4 of Section 7, Township 24 South, Range 7 East of the Willamette Meridian in Klamath County, Oregon; running thence South 69°20'30" West 187.28 feet to the Northwest corner of said Lot 4; thence South 66°54'20" East 40.00 feet; thence South 9°36'20" East 60.47 feet; thence North 69°20'30" East 173.44 feet to the East line of said Lot 4; thence North 22°13'50" West 90.00 feet to the point of beginning.