



2015-005689

Klamath County, Oregon

06/02/2015 12:36:15 PM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jentry L. Nix and Janis L. Nix

8415 Lake Shore Dr.

Chowchilla, CA 93610

Until a change is requested all tax statements  
shall be sent to the following address:

Jentry L. Nix and Janis L. Nix

1638 Cove Point Rd.

Klamath Falls, OR 97601

File No. 48897AM

### STATUTORY WARRANTY DEED

**Charla Gibson Silverman, Trustee of the 1980 Silverman Trust Revocable Living Trust Agreement UTA  
August 7, 1986,**

Grantor(s), hereby convey and warrant to

**Jentry L. Nix and Janis L. Nix, as Tenants by the Entirety,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except  
as specifically set forth herein:

**A tract of land lying in Government Lot 3, Section 1, Township 38 South, Range 8 East of the Willamette  
Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at an iron pin which lies West along the section line a distance of 1398.6 feet and North 4° 00 ' West, 56.5 feet from the iron pin which marks the quarter section corner common to Sections 1 and 12, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and run thence North 58° 43' East 43.15 feet to an iron pin; thence North 18° 30' East, 151.4 feet to an iron pin; thence North 7° 30' East 25.2 feet to a point; thence North 82° 44' West, 206.1 feet to an iron pin; thence North 19° 22' West, 117.4 feet to an iron pin; thence South 68° 42' West 237.0 feet to a point; thence South 48° 30' East, 406.95 feet to a point; thence North 68° 34' East, 76.50 feet to the place of beginning.**

The true and actual consideration for this conveyance is \$513,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

*4/ant*

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 1<sup>st</sup> day of June, 2015

1980 Silverman Trust Revocable Living Trust Agreement UTA August 7, 1986

(X) By: Charla Gibson Silverman TTEE  
Charla Gibson Silverman, Trustee

State of Utah } ss  
County of Salt Lake }

On this 1 day of June, 2015, before me, Lori Fike a Notary Public in and for said state, personally appeared Charla Gibson Silverman, Trustee of the 1980 Silverman Trust Revocable Living Trust Agreement UTA August 7, 1986, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lori Fike  
Notary Public for the State of Utah  
Residing at: Salt Lake  
Commission Expires: 3-28-18

