



2015-007742
Klamath County, Oregon
07/16/2015 09:30:07 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

John W. Nickelson and Staci L. Nickelson

P.O. Box 5049

Klamath Falls, OR 97601

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

John W. Nickelson and Staci L. Nickelson

P.O. Box 5049

Klamath Falls, OR 97601

File No. 55473AM

STATUTORY WARRANTY DEED

Taylor E. High,

Grantor(s), hereby convey and warrant to

John W. Nickelson and Staci L. Nickelson, 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:

Parcel 2 of Land Partition 32-14 being a replat of Parcel 1 of Land Partition 4-96, situated in the S1/2 and portions of Government Lots 8, 9 and 10 of Section 19 and the NE1/4 and N1/2 SE1/4 of Section 30, Township 39 South, Range 11 1/2 East of the Willamette Meridian recorded May14, 2015 in Volume 2015-004927, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$30,210.00.

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:

2015-2016 Real Property Taxes, a lien not yet due and payable.

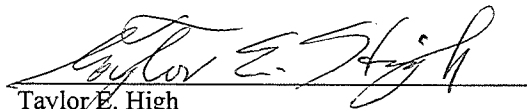
****DEED RESTRICTION****

Owner of Parcel 1 of Land Partition 32-14 will not assume responsibility or liability regarding the road easement between Parcel 1 and Parcel 2. Owner of Parcel 1 will not be responsible for the construction of road and/or maintenance of said road easement.

47AMT

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.

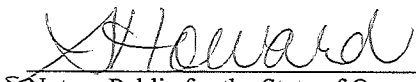
Dated this 15th day of July, 2015.


Taylor E. High

State of Oregon } ss
County of Klamath }

On this 15th day of July, 2015, before me, Stacy M. Howard a Notary Public in and for said state, personally appeared Taylor E. High, 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.


Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 11-18-15

