

187 2551048-MS



After recording return to:  
Gage Clark  
213 West Sherman  
Athena, OR 97813

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

Same as above

File No.: 7021-2551048 (MS)  
Date: October 30, 2015

2015-012940

Klamath County, Oregon

11/30/2015 02:46:50 PM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Nathaniel Jackson, Jr.**, Grantor, conveys and warrants to **Gage Clark**, 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:

**The West 1/2 of the West 1/2 of Lot 2, Block 13 also known as Lot 2A, Block 13, KLAMATH  
FALLS FOREST ESTATES SYCAN UNIT, as recorded in 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 **\$8,000.00**. (Here comply with requirements of ORS 93.030)

F  
52.00

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 23 day of NOVEMBER, 2015.

The Estate of Nathaniel Jackson, Sr., deceased

By Nathaniel Jackson, Jr.  
Nathaniel Jackson, Jr., Affiant

STATE OF Hawaii )  
County of Hawaii ) ss.

This instrument was acknowledged before me on this 23<sup>rd</sup> day of November, 2015  
by **The Heirs and/or Devisees of the Estate of Nathaniel Jackson, Sr..**

Rosette P. Freitas  
Notary Public for Hawaii  
My commission expires:

11-21-2018

NOTARY CERTIFICATION

Doc. Date: 11-23-2015 # Pages: 2

Name: Rosette P. Freitas Third Circuit

Doc. Description: Statutory  
Warranty Deed.

Rosette P. Freitas  
Notary Signature

NOV 23 2015  
Date