



2015-013933
Klamath County, Oregon
12/30/2015 02:44:12 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Heather M. Nichols

619 3rd Street

Merrill, OR 97633

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

Heather M. Nichols

619 3rd Street

Merrill, OR 97633

File No. 33135AM

STATUTORY WARRANTY DEED

James A. Carleton,

Grantor(s), hereby convey and warrant to

Heather M. Nichols, a single woman,

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 situated in Tract 18, Merrill Tracts Subdivision in the SW 1/4 SE 1/4 of Section 2, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a one-half inch iron pin located North 00° 25' West a distance of 125.00 feet and West a distance of 120.00 feet from the one-half inch iron pin marking the Southeast corner of Block 3, Hodges Addition to Merrill; thence West parallel with the South line of said Tract 18 Merrill Tracts, a distance of 120.00 feet to a one-half inch iron pin; thence North 00° 25' West a distance of 125.00 feet to a one-half inch iron pin on the Westerly extension of the South line of Third Street, Hodges Addition to Merrill; thence East along said line a distance of 120.00 feet to a one-half inch iron pin; thence South 00° 25' East a distance of 125.00 feet to the point of beginning.

The true and actual consideration for this conveyance is **\$157,500.00.**

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:

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 30 day of December, 2015.

James A. Carleton
James A. Carleton

State of Oregon } ss
County of Klamath }

On this 30th day of December, 2015, before me, Stacy Marie Howard a Notary Public in and for said state, personally appeared James A. Carleton, 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.

Stacy Marie Howard
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 10-19-19

