



**2016-001202**  
**Klamath County, Oregon**  
02/08/2016 09:18:00 AM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Christopher T. Nelson

5105 SW 50th Ave. #13

Portland, OR 97221

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

Christopher T. Nelson

5105 SW 50th Ave. #13

Portland, OR 97221

File No. 85404AM

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**STATUTORY WARRANTY DEED**

**William Guy Foster, III,**

Grantor(s), hereby convey and warrant to

**Christopher T. Nelson ,**

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:

**Industrial Addition to the City of Klamath falls, Lot 58, Block 11, EXCEPTING a strip of land 4 feet wide off the East side thereof and adjoining Lot 57.**

The true and actual consideration for this conveyance is **\$6,000.00.**

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:

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 29<sup>th</sup> day of January, 2016

William Guy Foster III  
William Guy Foster III

State of California } ss  
County of Riverside }

On 29<sup>th</sup> this 29<sup>th</sup> day of January, 2016, before me,  
Becky Arlin Perez a Notary Public in and for said state, personally  
appeared William Guy Foster, III, 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.

Becky Arlin Perez  
Notary Public for the State of California  
Residing at: 1440 Beaumont A2, Beaumont, California, 92223  
Commission Expires: SEP 20 2017

