



2016-004164
Klamath County, Oregon
04/25/2016 02:32:35 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Michael J Nace
4110 Cochran St.
Simi Valley, CA 93063

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

Michael J Nace
4110 Cochran St.
Simi Valley, CA 93063
File No. 91124AM

STATUTORY WARRANTY DEED

Ruth M. Spillar, as to Parcel 1

**Ruth M. Spillar, Trustee of the Spillar Family Trust Agreement uda January 27, 2000,
as to Parcel 2,**

Grantor(s), hereby convey and warrant to

Michael J Nace ,

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 1:

**A tract of land situated in the SE 1/4 of the SE 1/4 of Section 36, Township 39 South, Range 7 East of the
Willamette Meridian, Klamath County, Oregon.**

**Beginning at a point that is 238.7 feet North of a point that is 557.4 feet West of the Southeast corner of
Section 36, Township 39 South, Range 7 East of the Willamette Meridian; thence North 208.7 feet; thence
West 208.7 feet; thence South 208.7 feet; thence East 208.7 feet to the point of beginning.**

**EXCEPT the East 5 feet as deeded to Klamath County for road purposes by Deed recorded July 21, 1975 in
Book M-75 at Page 8222, Microfilm Records.**

PARCEL 2:

**A portion of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County,
Oregon, being more particularly described as follows:**

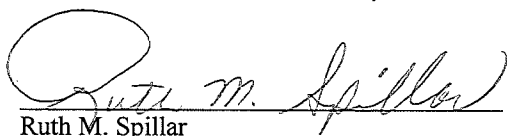
**beginning at a point 238.7 feet North of a point 766.1 feet West of the corner common to Township 39 and 40
South, Range 7 and 8 East of the Willamette Meridian, Klamath County, Oregon; thence North 208.7 feet to
a point; thence West 208.7 feet to a point; thence South 208.7 feet to a point; thence East 208.7 feet to the
place of beginning.**

The true and actual consideration for this conveyance is **\$195,000.00.**

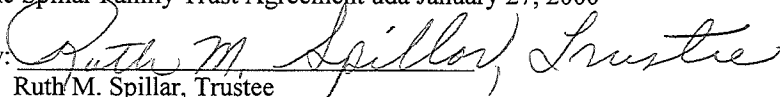
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and
those shown below, if any:

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 25th day of Apr., 2016.


Ruth M. Spillar


The Spillar Family Trust Agreement uda January 27, 2000

By: 
Ruth M. Spillar, Trustee

State of Oregon } ss
County of Klamath }

On this 25th day of April, 2016, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared Ruth M. Spillar individually and as Trustee of the Spillar Family Trust Agreement uda January 27, 2000, 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 Falls, OR
Commission Expires: 9-8-17

