



2016-007782  
Klamath County, Oregon  
07/22/2016 01:55:12 PM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jill A. Nelson and Jack D. Nelson

1420 Wild Plum Court

Klamath Falls, OR 97601

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

Jill A. Nelson and Jack D. Nelson

1420 Wild Plum Court

Klamath Falls, OR 97601

File No. 112684AM

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**STATUTORY WARRANTY DEED**

**Mary J. Pohll, who acquired title as Mary J. Thompson,**

**Grantor(s), hereby convey and warrant to**

**Jill A. Nelson and Jack D. Nelson not as Tenants in Common but with Rights of Survivorship,**

**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:**

**Lot 8 in Block 10, TRACT 1173, being a replat of Lot 1, Block 10, LYNNEWOOD, according to the official  
plat thereof on file in the office of the County Clerk of Klamath County, Oregon**

The true and actual consideration for this conveyance is \$200,000.00.

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:

**2016-2017 Real Property Taxes, a lien not yet due and payable**

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 20 day of July, 2016

Mary J. Pohl  
Mary J. Pohl

State of Washington } ss  
County of Cowlitz }

On this 20th day of July, 2016, before me, Deena L. Dolbey a Notary Public in and for said state, personally appeared Mary J. Pohl, 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.

Deena L. Dolbey  
Notary Public for the State of Washington  
Residing at: Longview  
Commission Expires: 10/25/19

