

2016-008334

Klamath County, Oregon



00190543201600083340030034

08/08/2016 09:17:03 AM

Fee: \$52.00

AFTER RECORDING, RETURN TO:

OVIDIU NISTA 15508 W BELL RD, STE 101-101 SURPRISE AZ 85374

SEND TAX STATEMENTS TO:

OVIDIU NISTA 15508 W BELL RD, STE 101-101 SURPRISE AZ 85374

STATUTORY WARRANTY DEED

GILBERT BOLOF, with an address of **25210 62ND AVE S TT-101, KENT, WA 98032** ("Grantor"), conveys and warrants to **OVIDIU NISTA**, whose address is , ("Grantee"), the following described real property (the "Property") free of encumbrances, except as specifically set forth herein:

Land in **KLAMATH** County, Oregon, described more particularly as follows:

SEE ATTACHED AND INCORPORATED **EXHIBIT A**

The true consideration for this conveyance is \$3,000.00 (THREE THOUSAND DOLLARS).

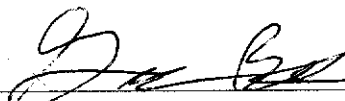
This property is free of liens and encumbrances, EXCEPT:

[LIST EXCEPTIONS HERE]

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, AND SECTIONS

2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8,
OREGON LAWS 2010.

DATED this 29 day of July, 2016.



Grantor

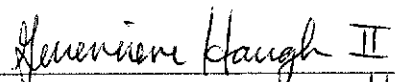
STATE OF WASHINGTON

ss.

COUNTY OF Pierce

The foregoing instrument was acknowledged before me on this 29th day of
July, 2016, by **GILBERT BOLOF**, who acknowledged such instrument to be their
free and voluntary act and deed, and on oath stated that they were duly authorized to execute
such instrument.





Printed Name: Genevieve Haugh II
Notary Public in and for the State of
Washington

EXHIBIT A
Property Description

KLAMATH COUNTY

NIMROD RIVER PARK 2ND ADDITION, BLOCK 9, LOT 30

MAP: R-3611-010B0-01000-000