



THIS SPACE RESERVE

2016-012276

Klamath County, Oregon

11/16/2016 04:00:01 PM

Fee: \$47.00

After recording return to:

Eric L Nelson and Kathleen J. Nelson

1402 Elderberry Lane

Klamath Falls, OR 97601

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

Eric L Nelson and Kathleen J. Nelson

1402 Elderberry Lane

Klamath Falls, OR 97601

File No. 134056AM

STATUTORY WARRANTY DEED

Katherine Hendricks, also known as Katherine Keep and also known as Katherine Vera Blackstone,

Grantor(s), hereby convey and warrant to

Eric L Nelson and Kathleen J. Nelson as Tenants by the Entirety,

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:

Beginning at the most Northerly corner of to 10 in Block 7 of First Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon; thence Southeasterly along the Westerly line of 8th Street a distance of 45 feet; thence Southwesterly at right angles to said line of 8th Street a distance of 52 feet to the line between Lots 9 and 10 in said Block; thence Northwesterly along said lot line 45 feet to the alley through said Block 7; thence Northeasterly along the Easterly line of the alley a distance of 52 feet to the place of beginning.

The true and actual consideration for this conveyance is **\$32,500.00**.

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 9 day of Nov 2016

X Katherine Hendricks
Katherine Hendricks

State of Oregon
County of Multnomah

On this 9 day of Nov, 2016, before me, Sandra Kelsey a Notary Public in and for said state, personally appeared Katherine Hendricks, 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.

Sandra Kelsey
Notary Public for the State of Oregon
Residing at: Aloha Oregon
Commission Expires: 10-21-19

