



THIS SPACE RESE

**2017-000763**  
Klamath County, Oregon  
01/25/2017 10:54:01 AM  
Fee: \$47.00

After recording return to:

Mark Kent Nelson and Billie Jo Nelson

12059 Clovis Drive

Klamath Falls, OR 97603

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

Mark Kent Nelson and Billie Jo Nelson

12059 Clovis Drive

Klamath Falls, OR 97603

File No. 140383AM

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### STATUTORY WARRANTY DEED

**Anita I. Gonzalez,**

Grantor(s), hereby convey and warrant to

**Mark Kent Nelson and Billie Jo 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:

**A parcel of land situated in Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:**

**Commencing at the Northeast corner of the SE1/4 of said Section 9; thence North 89 degrees 55' 00" West, 268.71 feet; thence South 00 degrees 08' 00" West, 415.02 feet to the point of beginning for this description; thence continuing South 00 degrees 08' 00" West 192.96 feet; thence North 89 degrees 52' 00" West, 226.00 feet; thence North 00 degrees 08' 00" East 192.96 feet; thence South 89 degrees 52' 00" East, 226.00 feet to the point of beginning.**

The true and actual consideration for this conveyance is **\$164,000.00.**

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 20 day of January, 2017

Anita I. Gonzalez  
Anita I. Gonzalez

State of Oregon } ss  
County of Klamath }

On this 20 day of January, 2017, before me, Linzi Rose Kerr a Notary Public in and for said state, personally appeared Anita I. Gonzalez, 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.

Linzi Rose Kerr  
Notary Public for the State of Oregon  
Residing at: Klamath Falls, OR  
Commission Expires: March 16, 2018

