

**2017-000779****Klamath County, Oregon**

01/25/2017 02:38:00 PM

Fee: \$57.00

THIS SPACE RESER

After recording return to:

Kendall Nielsen4326 Denver AvenueKlamath Falls, OR 97603Until a change is requested all tax statements
shall be sent to the following address:Kendall Nielsen4326 Denver AvenueKlamath Falls, OR 97603File No. 119599AM


STATUTORY WARRANTY DEED**Eric Nicita and Sabina Keller, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

Kendall Nielsen ,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:**See Attached Exhibit 'A'**The true and actual consideration for this conveyance is **\$155,000.00.**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 23 day of JANUARY, 2017.



Sabina Keller



Eric Nicita

State of _____ } ss
County of _____ }

On this _____ day of October, 2016, before me, _____ a Notary Public in and for said state, personally appeared Eric Nicita and Sabina Keller, 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 _____
Residing at: _____
Commission Expires: _____

Unofficial Copy

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of El Dorado

On 1/23/17 before me, Tara L. Gomez, Notary Public
(insert name and title of the officer)

personally appeared Sabina Keller and Eric Nicita,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)

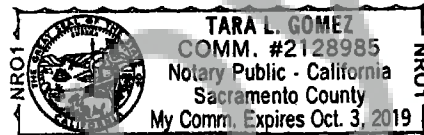


EXHIBIT "A"

PARCEL 1:

A piece or parcel of land situate in the N1/2 SW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch aluminum monument on the South boundary of Denver Avenue from which the monument marking the Northwest corner of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon bears South 89° 58' 50" West 546.1 feet and North 0° 13' 30" West 1692.5 feet distant; thence North 89° 58' 50" East along the South boundary of Denver Avenue 134.0 feet to a 5/8" aluminum capped monument; thence South 0° 07' East 302.0 feet to a 5/8" aluminum capped monument; thence South 89° 56' 20" West 226.7 feet to a point; thence North 0° 15' 30" West 212.2 feet to a 5/8 inch aluminum capped monument; thence North 89° 58' 50" East 93.45 feet to a 5/8 inch aluminum capped monument; thence North 0° 13' 50" West 90.0 feet to the point of beginning.

EXCEPTING THEREFROM a parcel of land situated in the N1/2 SW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Southerly boundary of Denver Avenue, from which the monument marking the Northwest corner of said Section 11 bears South 89° 58' 50" West 552.6 feet and North 00° 13' 30" West 1692.5 feet distant; thence North 89° 58' 50" East along the said Southerly boundary of Denver Avenue, 127.5 feet to a 5/8" aluminum capped monument; thence South 00° 07' East 302.0 feet to a 5/8" aluminum capped monument; thence South 89° 56' 20" West 126.7 feet; thence North 00° 15' 30" West 302.05 feet to the point of beginning.

PARCEL 2:

A piece or parcel of land situate in the N1/2 SW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch aluminum capped monument on the South boundary of Denver Avenue from which the monument marking the Northwest corner of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears South 89° 58' 50" West 452.6 feet and North 0° 13' 30" West 1692.5 feet distant; (said point being 110.0 feet Easterly from the West line of that tract of land conveyed at Page 622, Volume 298, Deed Records of Klamath County, Oregon as surveyed on the ground); thence North 89° 58' 50" East along the South boundary of Denver Avenue 93.5 feet to a 5/8 inch aluminum capped monument; thence South 0° 13' 50" East 90.0 feet to a 5/8" aluminum capped monument; thence South 89° 58' 50" West 93.45 feet to a 5/8 inch aluminum capped monument; thence North 0° 15' 30" West 90.0 feet to the point of beginning.