



THIS SPACE RESERVE

2017-003291
Klamath County, Oregon
03/29/2017 09:17:00 AM
Fee: \$47.00

After recording return to:

James P. Price

PO BOX 470

La Pine, OR 97739

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

James P. Price

PO BOX 470

La Pine, OR 97739

File No. 160414AM

STATUTORY WARRANTY DEED

**Larry E. Nelson and Donna L. Nelson, as Trustees of the Larry and Donna Nelson Revocable Living Trust
dated 02/12/2013,**

Grantor(s), hereby convey and warrant to

James P. Price,

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:

**The E1/2 of the NW1/4 of the SW1/4 of the NW1/4 of the SW1/4 of Section 16, Township 23, South. Range
10, East of the Willamette Meridian, Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2310-016C0-01800-000

M-245706

The true and actual consideration for this conveyance is **\$85,000.00.**

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:

Return to:



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 28 day of March, 2017.

Larry and Donna Nelson Revocable Living Trust dated 02/12/2013, by

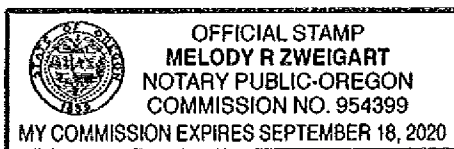
x Larry E. Nelson
Larry E. Nelson, Trustee

x Donna L. Nelson
Donna L. Nelson, Trustee

State of Oregon } ss.
County of Deschutes }

On this 28 day of March, 2017, before me, Melody R. Zweigart, a Notary Public in and for said state, personally appeared Larry E. Nelson and Donna L. Nelson, known or identified to me to be the persons whose names are subscribed to the foregoing instrument as trustees of the Larry and Donna Nelson Revocable Living Trust, and acknowledged to me that they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Melody R. Zweigart
Notary Public for the State of Oregon
Residing at: Bend, OR 97707
Commission Expires: Sept. 18, 2020