



THIS SPACE RESERVED

2017-004530
Klamath County, Oregon
05/01/2017 02:54:00 PM
Fee: \$47.00

After recording return to:

Shain P. Nelson

13907 Ravenwood Drive

Klamath Falls, OR 97601

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

Shain P. Nelson

13907 Ravenwood Drive

Klamath Falls, OR 97601

File No. 160771AM

STATUTORY WARRANTY DEED

James A. Maxwell and Nicole Maxwell, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Shain P. Nelson,

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:

**PARCEL 1: Lot 16 in Block 4 of TRACT 1046 ROUND LAKE ESTATES, according to the official plat
thereof on file in the office of the County Clerk, Klamath County, Oregon.**

**PARCEL 2: Lot 15 in Block 4 of TRACT 1046 ROUND LAKE ESTATES, according to the official plat
thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$142,000.00.**

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 26 day of April, 2017.

James A. Maxwell
James A. Maxwell

Nicole Maxwell
Nicole Maxwell

State of Oregon } ss
County of Washington }

On this 26th day of April, 2017, before me, Christine Jean Gibbs a Notary Public in and for said state, personally appeared James A. Maxwell and Nicole Maxwell, 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.

Christine Jean Gibbs
Notary Public for the State of Oregon
Residing at: Hermiston
Commission Expires: 5-8-17

