



2017-007717

Klamath County, Oregon

07/11/2017 10:56:00 AM

Fee: \$52.00

THIS SPACE RESERVED FOR FEE

After recording return to:

MDB LLC, an Oregon Limited Liability Company  
35350 HWY 50  
Malin, OR 97632

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

MDB LLC, an Oregon Limited Liability Company  
35350 HWY 50  
Malin, OR 97632

File No. 165426AM

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### STATUTORY WARRANTY DEED

**Theodore G. Nelson, Trustee of the Theodore G. Nelson Living Trust, dated October 19, 2000,**

Grantor(s), hereby convey and warrant to

**MDB LLC, an Oregon Limited Liability Company,**

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 \$100,000.00.

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:

**2017-2018 Real Property Taxes, a lien not yet due and payable.**

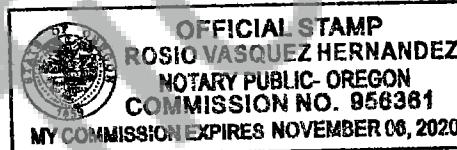
*Amant*

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 7 day of July, 2017.

Theodore G. Nelson Living Trust, dated October 19, 2000

By Theodore G. Nelson Trustee  
Theodore G. Nelson, Trustee



State of Oregon } ss  
County of Klamath }

On this 7<sup>th</sup> day of July, 2017, before me, Rosio V. Hernandez a Notary Public in and for said state, personally appeared Theodore G. Nelson, Trustee of the Theodore G. Nelson Living Trust, dated October 19, 2000 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 Oregon  
Residing at: Klamath Falls OR  
Commission Expires: Nov 06, 2020

## EXHIBIT "A"

A parcel of land laying in Government Lot 4, Section 19, Township 41 South, Range 13 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly as follows:

Beginning at a point South  $89^{\circ}25'47''$  East 1766.62 feet from a railroad spike marking the Southwest corner of Section 19 (as shown on Klamath County recorded survey number 1827), said point being on the Southerly line of Section 19 and on the Easterly edge of a 30 foot wide irrigation canal; running thence along the Easterly edge of the canal, North  $20^{\circ}47'57''$  East 106.13 feet; thence North  $33^{\circ}16'35''$  East 288.33 feet; thence leaving the canal edge, South  $89^{\circ}25'47''$  East 148.69 feet; thence South  $00^{\circ}34'13''$  West 342.20 feet to the South line of Section 19; thence North  $89^{\circ}25'47''$  West 341.18 feet to the point of beginning.

Also Known as Parcel 1 of Minor Partition 31-87.

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