

2017-012064

Klamath County, Oregon



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10/23/2017 08:51:17 AM

Fee: \$47.00

WARRANTY DEED

Grantor:

Nancy Collman
453 Allison St
Ashland, OR 97520

Grantee:

Nancy Collman, Trustee of the Nancy Collman
Revocable Trust U/D/T dated October 18, 2017
453 Allison St
Ashland, OR 97520

Send Tax Statements To:

Nancy Collman, Trustee of the Nancy Collman
Revocable Trust U/D/T dated October 18, 2017
453 Allison St
Ashland, OR 97520

After Recording Return To:

Drescher Elson Sperber, P.C.
21 S 2nd St
Ashland, OR 97520

NANCY COLLMAN, Grantor, conveys and warrants to NANCY COLLMAN, Trustee of the NANCY COLLMAN REVOCABLE TRUST U/D/T dated October 18, 2017, Grantee, the following described real property free of encumbrances, except as specifically set forth herein, situated in Klamath County, Oregon, to-wit:

The SW ¼ of the NE ¼ and Lot 2, LESS the highway right of way. ALSO LESS AND EXCEPT any portion lying West of State Highway 66, all in Section 1, Township 40 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon.

[Commonly known as 26360 Hwy 66, Keno, OR 97627]

The property is free from encumbrances, except those of record.

The true consideration for this conveyance stated in terms of dollars is None. However, the actual consideration consists of other value given or promised which is the whole consideration.

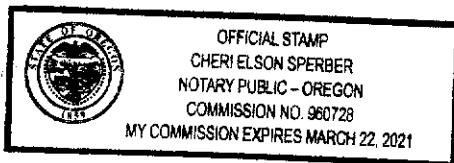
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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: October 18, 2017

Nancy Collman
NANCY COLLMAN

STATE OF OREGON)
) SS
COUNTY OF JACKSON)

The foregoing Warranty Deed was acknowledged before me on October 18, 2017, by NANCY COLLMAN.



Cheri Elson Sperber
Notary Public for Oregon
My commission expires: 3/22/21