



THIS SPACE RESERVED FOR

2017-012714  
Klamath County, Oregon  
11/03/2017 02:05:48 PM  
Fee: \$47.00

After recording return to:

Warren Fredrick Nelson and Carol Jan Nelson

11150 Kings Valley Hwy.

Monmouth, OR 97361

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

Warren Fredrick Nelson and Carol Jan Nelson

11150 Kings Valley Hwy.

Monmouth, OR 97361

File No. 204098AM

### STATUTORY WARRANTY DEED

**Roy E. Wilson and Patricia L. Harrington, Co-Trustees or their Successors in Trust, under the Roy E. Wilson and Patricia L. Harrington Living Trust dated September 4, 2002 and any amendments thereto,**

Grantor(s), hereby convey and warrant to

**Warren Fredrick Nelson and Carol Jan Nelson, as Tenants by the Entirety,**

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:

**A parcel of land lying in Government Lot 6, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at a point on the Westerly line of Lalakes Avenue which is North 30 degrees 30' East 523 feet from the Northwest corner of Chocktoot Street and Lalakes Avenue, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence North 59 degrees 30' West 117.2 feet; thence North 30 degrees 30' East 50 feet; thence South 59 degrees 39' East 117.2 feet, more or less, to the Westerly line of Lalakes Avenue; thence along the Westerly line of Lalakes Avenue South 30 degrees 30' West 50 feet to the point of beginning.**

**Being commonly known as Lot 11 SPINKS ADDITION TO CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$40,000.00.

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 2 day of NOVEMBER, 2017.

The Roy E. Wilson and Patricia L. Harrington Living Trust

By: [Signature]  
Roy E. Wilson, Co-Trustee

By: [Signature]  
Patricia L. Harrington, Co-Trustee

State of \_\_\_\_\_ ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of \_\_\_\_\_, 2017, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Roy E. Wilson and Patricia L. Harrington, Co-Trustees of The Roy E. Wilson and Patricia L. Harrington Living Trust, 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: \_\_\_\_\_

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 Sacramento 11-2-17  
before me, Donna Labelle, Notary Public personally appeared

Roy E. Wilson & Patricia L. Harrington

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) were 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.

Donna Labelle

