



THIS SPACE RESERVED FOR

2017-013986

Klamath County, Oregon

12/08/2017 09:07:01 AM

Fee: \$47.00

After recording return to:

Ronald Lynn Pickern and Stephanie Tracy Pickern  
17850 Cambridge Rd  
Anderson, CA 96007

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

Ronald Lynn Pickern and Stephanie Tracy Pickern  
17850 Cambridge Rd  
Anderson, CA 96007

File No. 206690AM

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**STATUTORY WARRANTY DEED**

**Thomas R. Nemanic, Surviving Trustee of the Nemanic Family Trust dated April 28, 1995,**

Grantor(s), hereby convey and warrant to

**Ronald Lynn Pickern and Stephanie Tracy Pickern, 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:

**Parcel 2 of Major Partition 35-90 in Piedmont Heights, situated in the SE1/4 Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$81,900.00.

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 14th day of Dec, 2017.

The Nemanic Family Trust

By: Thomas R. Nemanic  
Thomas R. Nemanic, Surviving Trustee

State of OR } ss  
County of Klamath }

On this 14 day of Dec, 2017, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Thomas R. Nemanic, Surviving Trustee of The Nemanic Family 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.

Deborah Anne Sinnock  
Notary Public for the State of OR  
Residing at: Klamath Co  
Commission Expires: 8-30-21

