



THIS SPACE RESERVED FOR RE

2018-001649

Klamath County, Oregon

02/12/2018 11:04:01 AM

Fee: \$47.00

After recording return to:

William J. Reid

29616 Hwy. 97 N.

Chiloquin, OR 97624

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

William J. Reid

29616 Hwy. 97 N.

Chiloquin, OR 97624

File No. 211843AM

STATUTORY WARRANTY DEED

Steven Eric Nelson and Lynn Louise Ramirez,
Trustees or their Successors in Trust, under the Nelson-Ramirez Living Trust,
Dated October 2, 2011, and any amendments thereto,

Grantor(s), hereby convey and warrant to

William J. Reid,

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:

Lot 20 of LANDIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM the following described parcel: Beginning at a point on the Southerly line of Lot 20 of LANDIS PARK, 112 feet South 88°44' West from the iron pin which marks the Southeast corner of Lot 20 LANDIS PARK and running thence; continuing South 88°44' West a distance of 41.8 feet to the Southwest corner of Lot 20; thence North 26°33' East, a distance of 33 feet to a point; thence South 44°24' East a distance of 39.4 feet, more or less, to the point of beginning.

The true and actual consideration for this conveyance is \$133,900.00.

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 2nd day of February, 2018.

Nelson-Ramirez Living Trust dated October 2, 2011

Steven Eric Nelson
Steven Eric Nelson, Trustee

Lynn Louise Ramirez
Lynn Louise Ramirez, Trustee

State of CA } ss.
County of Santa Cruz }

On this 2nd day of February, 2018, before me, T. Menge a
Notary Public in and for said state, personally appeared Steve Eric Nelson and Lynn Louise Ramirez; Trustees known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Nelson-Ramirez Living Trust, dated October 2, 2011, and acknowledged to me that ~~he/she~~ they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

T. Menge
Notary Public for the State of CA
Residing at: 213 Appleton Dr. Apt 5, CA
Commission Expires: 7/8/18

