



THIS SPACE RESERVED FOR

2018-003932
Klamath County, Oregon
04/02/2018 01:46:00 PM
Fee: \$47.00

After recording return to:

Rees Thomas

3249 E Langell Valley, Road

Bonanza, OR 97623

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

Rees Thomas

3249 E Langell Valley, Road

Bonanza, OR 97623

File No. 223854AM

STATUTORY WARRANTY DEED

Donald M. Nelson, Trustee of the Donald M. Nelson Trust dated November 10, 2012, who acquired title as The Donald Nelson Trust,

Grantor(s), hereby convey and warrant to

Rees Thomas,

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:

Tract 6, RIVERSIDE TRACTS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

ALSO, that portion of the SW1/4 of the SW1/4 of Section 11, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, lying North of the Bonanza-Langell Valley Road, EXCEPT that portion conveyed to Steve and May Josse by Warranty Deed recorded August 30, 1977 in Volume M77, page 15994, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$260,000.00.

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 30th day of March, 2018

Donald M. Nelson, Trustee of the Donald M. Nelson Trust
dated November 10, 2012

By: [Signature]

Donald M. Nelson, Trustee

State of Oregon } ss
County of Klamath }

On this 30th day of March, 2018, before me, Twila Pellegrino a Notary Public in and for said state, personally appeared Donald M. Nelson, Trustee of the Donald M. Nelson Trust dated November 10, 2012, 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 12-3-2018

