



THIS SPACE RESERVED FOR

2018-004143

Klamath County, Oregon

04/05/2018 12:11:00 PM

Fee: \$47.00

After recording return to:

The Nathaniel Viking Shields Revocable Living Trust

801 Delta Street

Klamath Falls, OR 97601

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

The Nathaniel Viking Shields Revocable Living Trust

801 Delta Street

Klamath Falls, OR 97601

File No. 223425AM

STATUTORY WARRANTY DEED

Eric W. Wold, and Qing Chen, as Tenants in Common,

Grantor(s), hereby convey and warrant to

Nathaniel Shields, Trustee of The Nathaniel Viking Shields Revocable Living Trust,

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 portion of Lots 4 and 5, Block 2, FAIRVIEW NO. 2 ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, (Also being known as Fairview Addition No. 2), Klamath County, Oregon, more particularly described as follows:

Commencing at the Northeasterly corner of Lookout and Delta Streets in the City of Klamath Falls, which is the Southwesterly corner of Lot 4, Block 2, FAIRVIEW NO. 2 ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, and which is the point of beginning; thence running Easterly along the Southerly line of said Lot 4 and parallel to Delta Street a distance of 60 feet; thence at right angles running in a Northerly direction and parallel with Lookout Street crossing Lot 4 and a portion of Lot 5 a distance of 80 feet; thence at right angles running in a Westerly direction and parallel with the Northerly line of Lot 5 and parallel to Delta Street a distance of 60 feet to the intersection of said line with Delta Street which is the Westerly boundary of said Lot 5; thence at right angles and running in a Southerly direction parallel with Lookout Street and along the Westerly boundary of Lots 5 and 4 aforesaid a distance of 80 feet to the point of beginning.

The true and actual consideration for this conveyance is \$89,000.00.

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 4 day of April, 2018.

Eric Wold
Eric W. Wold

Qing Chen
Qing Chen

State of Oregon } ss
County of Klamath }

On this 4 day of April, 2018, before me, Melissa R Bland a Notary Public in and for said state, personally appeared Eric W. Wold and Qing Chen, 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.

Melissa R Bland
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: March 15, 2022

