

2018-004746

Klamath County, Oregon

04/19/2018 02:53:01 PM

Fee: \$47.00



After Recording Return to:
JEFFERY BRIAN NELSON
153224 WAGONTRAIL RANCH ROAD
LA PINE, OR 97739

Until a change is requested all tax statements
Shall be sent to the following address:
(same as above)

File No. DE4461

STATUTORY WARRANTY DEED

SCOTT BRYANT FLETCHER,

herein called grantor, convey(s) and warrant(s) to

JEFFERY BRIAN NELSON and Cherry Jane Nelson, as tenants by the entirety

herein called grantee, all that real property situated in the County of Klamath, State of Oregon, described
as:

Lot 15, Block 5, WAGON T RAIL ACREAGES NUMBER ONE, 1ST ADDITION,
according to the official plat thereof on file in the office of the County Clerk of Klamath
County, Oregon.

(Account #R128258 Map No. R-2309-001A0-05100-000)

and covenant(s) that grantor is the owner of the above described property free of all encumbrances
except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if
any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real
property taxes due but not yet payable; and will warrant and defend the same against all persons who
may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$70,000.00.**

Return To:
Deschutes County
Title Company

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, AND 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: 4/18/18


SCOTT BRYANT FLETCHER

Clackamas

STATE OF OREGON, County of Deschutes) ss.

On April 18, 2018, personally appeared the above named **SCOTT BRYANT FLETCHER** and acknowledged the foregoing instrument to be His voluntary act and deed.

Before me: Malinda Fern Clair
Notary Public for Oregon
My commission expires: 10/18/2021

Official Seal

