

2018-005244

Klamath County, Oregon

04/30/2018 10:08:01 AM

Fee: \$47.00



After recording return to:  
David Owen Traynor  
9242 Wagner Creek Road  
Talent, OR 97540

Until a change is requested all tax  
statements shall be sent to the  
following address:  
David Owen Traynor  
9242 Wagner Creek Road  
Talent, OR 97540

File No.: 7064-3028067 (SNB)

Date: March 19, 2018

22:00:54 AM

THIS SPACE RESERVED FOR RECORDER'S USE

#### STATUTORY WARRANTY DEED

**Dan A. Nielsen and Maureen J. Nielsen**, Grantor, conveys and warrants to **David Owen Traynor**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**Lot 14 in Block 2, Tract 1098-Split Rail Ranchos, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$35,000.00**. (Here comply with requirements of ORS 93.030)

After recording return to:  
**First American Title**  
**395 SW Bluff Drive, Suite 100**  
**Bend, OR 97702**

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.

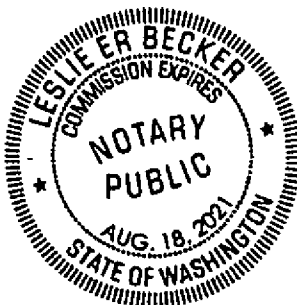
Dated this 25 day of April, 2018.

Dan A. Nielsen  
Dan A. Nielsen

Maureen J. Nielsen  
Maureen J. Nielsen

STATE OF ~~Oregon~~ )  
 )ss.  
County of ~~Klamath~~ )

This instrument was acknowledged before me on this 25 day of April, 2018  
by **Dan A. Nielsen and Maureen J. Nielsen.**



State of Washington  
Date 4-25-18

Clark County

Leslie Er Becker  
Notary

My Commission expires on Aug 18 2021