



THIS SPACE RESERVED FOR

2018-008017

Klamath County, Oregon

07/03/2018 03:02:52 PM

Fee: \$87.00

After recording return to:

Jesse Nikolauson and Cora E. Nikolauson

PO Box 2836

La Pine, OR 97739

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

Jesse Nikolauson and Cora E. Nikolauson

PO Box 2836

La Pine, OR 97739

File No. 240256AM

STATUTORY WARRANTY DEED

Neil L. Perkins, Jr. and Roberta D. Perkins, Trustees, or a Successor Trustee of the Neil and Roberta Perkins Revocable Trust, dated February 22, 1991,

Grantor(s), hereby convey and warrant to

Jesse Nikolauson and Cora E. Nikolauson, not as Tenants in Common, but with rights of survivorship,

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 10 in Block 5, Tract 1075, Wagon Trail Acreages Number One, First Addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2309-001A0-04600-000

The true and actual consideration for this conveyance is \$248,000.00.

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:

2018-2019 Real Property Taxes, a lien not yet due and payable.



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 2 day of July 2018.

Neil and Roberta Perkins Revocable Trust

Neil L. Perkins Jr. Trustee

Neil L. Perkins Jr., Trustee

Roberta D. Perkins Trustee

Roberta D. Perkins, Trustee

State of Arizona } ss.
County of Yavapai }

On this 2 day of July, 2018, before me, Patrick Janisch, a Notary Public in and for said state, personally appeared Neil L Perkins and Roberta D Perkins known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Neil and Roberta Perkins Revocable Trust, and acknowledged to me that 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.

[Signature]
Notary Public for the State of Arizona
Residing at: Prescott Valley
Commission Expires: 12 Jun 2020

