



THIS SPACE RESERVED FOR

2018-013102

Klamath County, Oregon

10/26/2018 01:36:01 PM

Fee: \$87.00

After recording return to:

Debra L. Nelson and Shawn D. Nelson and Brooke N.
Nelson

30227 Wood Chuck Ln

Bonanza, OR 97623

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

Debra L. Nelson and Shawn D. Nelson and Brooke N.
Nelson

30227 Wood Chuck Ln

Bonanza, OR 97623

File No. 263704AM

STATUTORY WARRANTY DEED

Karl Bender and Dawna Bender,

Grantor(s), hereby convey and warrant to

Debra L. Nelson and Shawn D. Nelson and Brooke N. Nelson , 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 14, Block 28, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Excepting therefrom that portion conveyed to the State of Oregon by and through its Department of Transportation in Warranty Deed recorded January 16, 2013 as Instrument No. 2013-000606, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$14,500.00.

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:

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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 25TH day of October, 2018.

Karl Bender
Karl Bender

Dawna Bender
Dawna Bender

State of Oregon } ss
County of Douglas }

On this 25th day of October, 2018, before me, Christopher Ash a Notary Public in and for said state, personally appeared Karl Bender and Dawna Bender, 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.

Chri Ash
Notary Public for the State of Oregon
Residing at: Roseburg
Commission Expires: 1/11/21

