



After recording return to:  
Tony D. Nova and Laura J. Nova  
1867 Bloom Ln NW  
Albany, OR 97321

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Tony D. Nova and Laura J. Nova  
1867 Bloom Ln NW  
Albany, OR 97321

File No.: 7091-3187754 (SC)  
Date: February 04, 2019

THIS SPACE RESERVED FOR RECORDER'S USE

**2019-002036**

**Klamath County, Oregon**

03/06/2019 11:45:01 AM

Fee: \$97.00

### STATUTORY WARRANTY DEED

**George B. Rex and Melissa R. Rex and Larry Bielenberg and Vicki Bielenberg and Steven K. Aerni and Nancy K. Aerni**, Grantor, conveys and warrants to **Tony D. Nova and Laura J. Nova as tenants by the entirety**, 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:

**See Attached Exhibit "A"**

**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.

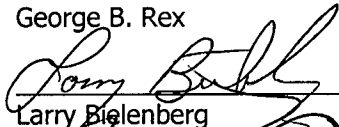
The true consideration for this conveyance is **\$167,000.00**. (Here comply with requirements of ORS 93.030)

3187754  
FIRST AMERICAN

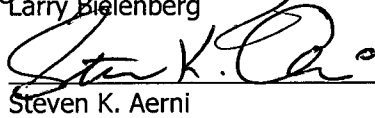
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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<sup>TH</sup> day of MARCH, 2019.

George B. Rex

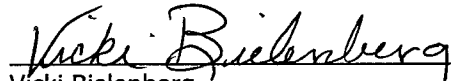


Larry Bielenberg

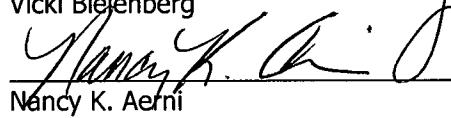


Steven K. Aerni

Melissa R. Rex



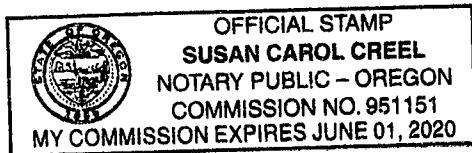
Vicki Bielenberg



Nancy K. Aerni

STATE OF Oregon )  
)ss.  
County of Linn )

This instrument was acknowledged before me on this 4<sup>TH</sup> day of MARCH, 2019  
by **Larry Bielenberg and Vicki Bielenberg and Steven K. Aerni and Nancy K. Aerni.**



  
Notary Public for Oregon  
My commission expires: 6-1-2020

APN: 146684

Statutory Warranty Deed  
- continued

File No.: 7091-3187754 (SC)

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 5<sup>th</sup> day of March, 2019

George B. Rex  
George B. Rex

Melissa R. Rex  
Melissa R. Rex

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Larry Bielenberg

\_\_\_\_\_  
Vicki Bielenberg

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Steven K. Aerni

\_\_\_\_\_  
Nancy K. Aerni

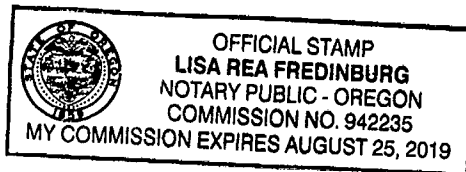
STATE OF Oregon

County of Washington

)  
) ss.

This instrument was acknowledged before me on this 5 day of March, 2019  
by **George B. Rex and Melissa R. Rex**.

[Signature]  
Notary Public for Oregon  
My commission expires: 8/25/19



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land situated in Lots 1 and 2, Block 2, BREWERS RANCHOS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the initial point of the survey of Brewer's Ranchos according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, which point is the quarter section corner between Sections 7 and 18, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence North  $58^{\circ}13'37''$  East a distance of 79.36 feet to the true point of beginning of this description; thence North  $80^{\circ}38'03''$  West a distance of 217.46 feet to a point on the arc of a 50 foot radius curve having a central angle of  $161^{\circ}39'23''$ ; thence along the arc of said curve to the left a distance of 33.46 feet to a point on the Westerly line of Lot 2 in Block 2 of said Brewer's Ranchos; thence North  $18^{\circ}35'22''$  East along the Westerly line of said Lot 2 and Lot 1 of said Block 2 a distance of 94.24 feet to a point; thence South  $57^{\circ}47'22''$  East a distance of 260.83 feet to a point; thence South  $58^{\circ}13'37''$  West a distance of 12.84 feet to the true point of beginning.

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