



THIS SPACE RESERVED FOR

**2019-002299**

**Klamath County, Oregon**

**03/13/2019 10:04:00 AM**

**Fee: \$87.00**

After recording return to:

Rhonda L. Spink and Richard C. Spink, Trustees and

James E. Nickels and Linda L. Nickels, Trustees

30034 O'Neil Rd

Klamath Falls, OR 97601

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

Rhonda L. Spink and Richard C. Spink, Trustees and

James E. Nickels and Linda L. Nickels, Trustees

30034 O'Neil Rd

Klamath Falls, OR 97601

File No. 284619AM

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### STATUTORY WARRANTY DEED

**Bren Robert Raffaelly, Successor Trustee of the Keith Leonard King Revocable Living Trust,**

Grantor(s), hereby convey and warrant to

**Rhonda L. Spink and Richard C. Spink, Trustees of the Richard and Rhonda Spink Living Trust dated February 3, 2015, as to an undivided 50% interest and James E. Nickels and Linda L. Nickels, Trustees of the Nickels Loving Trust dated July 30, 1996, and any amendments thereto, as to an undivided 50% interest,**

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:

**Beginning at an iron pipe which marks the Northeast corner of Lot 51, ELMWOOD PARK, a subdivision of Klamath County, Oregon; thence North 0°47.5' West along the East line of Gettle Street a distance of 160 feet from the South line of Anderson Avenue, to an iron pin, which is the true point of beginning of this description; thence North 0°47.5' West along the Easterly boundary of Gettle Street, a distance of 100 feet to an iron pin; thence South 89°33' East a distance of 140 feet; thence South 0°17.5' East a distance of 100 feet; thence North 89°33' West a distance of 140 feet, more or less, to the true point of beginning. All lying within the N1/2 NW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian,**

The true and actual consideration for this conveyance is \$230,000.00.

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:

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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 12<sup>th</sup> day of MARCH, 2019.

Bren Robert Raffaelly, Successor Trustee of the Keith Leonard King Revocable Living Trust

By: Bren Robert Raffaelly  
Bren Robert Raffaelly, Successor Trustee

State of Oregon } ss  
County of Klamath }

On this 12<sup>th</sup> day of March, 2019, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Bren Robert Raffaelly, Successor Trustee of the Keith Leonard King Revocable Living Trust, 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.

Deborah Anne Sinnock  
Notary Public for the State of Oregon  
Residing at: Klamath Falls, Oregon  
Commission Expires: 8-30-21

