



THIS SPACE RESERVED FOR

2019-002379

Klamath County, Oregon

03/14/2019 02:09:01 PM

Fee: \$87.00

After recording return to:

Noah Sharrott

334 N 4th Street

Klamath Falls, OR 97601

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

Noah Sharrott

334 N 4th Street

Klamath Falls, OR 97601

File No. 279153AM

### STATUTORY WARRANTY DEED

**Nickelman, LLC, an Oregon Limited Liability Company ,**

Grantor(s), hereby convey and warrant to

**Noah Sharrott,**

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:

**That portion of Lots 1 and 2 in Block 49 of FIRST ADDITION to the City of Klamath Falls, 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 Northeast corner of said Lot 1, being the corner of Fourth and Washington Streets; thence West along Washington Street 55.6 feet; thence South and parallel with Fourth Street, 50 feet according to Survey No. 4801 on file in the Office of the Klamath County Surveyor (30 feet by deed); thence West and parallel with Washington Street 6.4 feet; thence South and parallel with Fourth Street, 10 feet; thence East and parallel with Washington Street, 62 feet to the West line of said Fourth Street; thence North along said line of Fourth Street 60 feet to the place of beginning.**

The true and actual consideration for this conveyance is \$128,000.00.

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:

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 11<sup>th</sup> day of March, 2019.

Nickelman LLC, an Oregon Limited Liability Company

By: Dr. Kathryn E. McAtee  
Dr. Kathryn E. McAtee, Managing Member

State of Oregon} ss  
County of Klamath}

On this 11 day of March, 2019, before me, Lisa Legget-Weatherby, a Notary Public in and for said state, personally appeared Dr. Kathryn E. McAtee known or identified to me to be the Managing Member in the Limited Liability Company known as Nickelman, LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lisa Legget-Weatherby  
Notary Public for the State of Oregon  
Residing at: Klamath Falls, OR  
Commission Expires: 10/19/19

