

After recording return to: (Name, Address, Zip)

Tom Rhoda and Tina Rhoda
PO Box 320, Dayville, OR 97825

Until requested otherwise, send all tax statements to:

Tom Rhoda and Tina Rhoda
PO Box 320, Dayville, OR 97825

GRANTOR:

Waynette Nichols and Wilma Nichols
3333 Anderson Ave #4, Klamath Falls, OR 97603

GRANTEE:

Tom Rhoda and Tina Rhoda
PO Box 320, Dayville, OR 97825

ORDER NO: 26524

2019-006294

Klamath County, Oregon

06/05/2019 10:24:01 AM

Fee: \$92.00

Space Above Reserved for Recorder's Use

STATUTORY WARRANTY DEED

(Individual Grantor)

Waynette Nichols and Wilma Nichols, Grantor, conveys and warrants to Tom Rhoda and Tina Rhoda, as husband and wife, Grantee, the following described real property free of encumbrances, except as specifically set forth herein, situated in Klamath County, State of Oregon, to wit:

See Legal Description attached hereto as Exhibit "A"

Subject to and excepting: Covenants, Conditions, Restrictions and Easements of record.

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.

The true and actual consideration for this conveyance is \$25,000.00. (Here, comply with the requirements of ORS 93.030.)

Dated this 3rd day of June, 2019

Waynette Nichols
Waynette Nichols

Wilma Nichols
Wilma Nichols



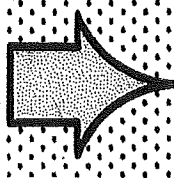
State of Oregon
County of Klamath

The foregoing instrument was acknowledged before me this 3rd day of June, 2019, by
Waynette Nichols.



OFFICIAL STAMP
LOUISE MONTEITH
NOTARY PUBLIC-OREGON
COMMISSION NO. 973456
MY COMMISSION EXPIRES APRIL 05, 2022

NOTARIZE



Louise Monteith

Notary Public in and for the State of Oregon
My commission expires: 04/05/2022

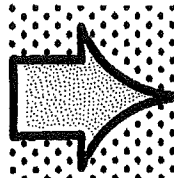
State of Oregon
County of Klamath

The foregoing instrument was acknowledged before me this 3rd day of June, 2019, by
Wilma Nichols.



OFFICIAL STAMP
LOUISE MONTEITH
NOTARY PUBLIC-OREGON
COMMISSION NO. 973456
MY COMMISSION EXPIRES APRIL 05, 2022

NOTARIZE



Louise Monteith

Notary Public in and for the State of Oregon
My commission expires: 04/05/2022

EXHIBIT "A"
LEGAL DESCRIPTION

The S1/2 E1/2 of Government Lot 9, Section 3, Township 35 South, Range 7 East of the Willamette Meridian,
Klamath County, Oregon.'