



THIS SPACE RESERVED FOR

2019-007258

Klamath County, Oregon

06/28/2019 08:35:01 AM

Fee: \$87.00

After recording return to:

Stephen V Gleason

3557 Packsaddle Dr

Kingman, AZ 86401

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

Stephen V Gleason

3557 Packsaddle Dr

Kingman, AZ 86401

File No. 305546AM

STATUTORY WARRANTY DEED

Warren Fredrick Nelson and Carol Jan Nelson, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Stephen V Gleason,

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:

A parcel of land lying in Government Lot 6, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Westerly line of Lalakes Avenue which is North 30 degrees 30' East 523 feet from the Northwest corner of Chocktoot Street and Lalakes Avenue, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence North 59 degrees 30' West 117.2 feet; thence North 30 degrees 30' East 50 feet; thence South 59 degrees 39' East 117.2 feet, more or less, to the Westerly line of Lalakes Avenue; thence along the Westerly line of Lalakes Avenue South 30 degrees 30' West 50 feet to the point of beginning.

Being commonly known as Lot 11 SPINKS SUBDIVISION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and recorded as Ordinance No. 402 on August 7, 1979 as Instrument No. M79-18843.

The true and actual consideration for this conveyance is \$48,000.00.

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 27 day of June, 2019

Warren Fredrick Nelson

Warren Fredrick Nelson

Carol Jan Nelson

Carol Jan Nelson

State of Oregon } ss
County of Klamath }

On this 27 day of June, 2019, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Warren Fredrick Nelson and Carol Jan Nelson, 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.

Lisa Legget-Weatherby

Notary Public for the State of Oregon

Residing at: Klamath

Commission Expires:

10/19/19

