

2019-007774

Klamath County, Oregon



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07/10/2019 02:59:03 PM

Fee: \$87.00

After Recording, Return To:
Brett S. Carson
Carson & Baker
2035 NE 42nd Avenue
Portland, Oregon 97213

Grantor: ANTON R. ZELLER, JR. 507 SE 104 th Avenue Vancouver, Washington 98664	Until A Change Is Requested, Send All Tax Statements To: JEAN E. NELSON 6805 NE Multnomah Portland, Oregon 97213
Grantee: JEAN E. NELSON 6805 NE Multnomah Portland, Oregon 97213	Consideration: This Deed is being executed to reflect the true ownership of the real property

Warranty Deed – Statutory Form

ANTON R. ZELLER, JR., Grantor, conveys and warrants to JEAN E. NELSON, Grantee, a one-half (1/2) interest in the following described real property, free of encumbrances except as specifically set forth herein, situated in Klamath County, Oregon, to wit:

Lot 10 in Block 2 Tract No. 1052, Crescent Pines, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Subject to the RIGHTS OF THE PUBLIC IN STREETS, ROAD AND HIGHWAYS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND EASEMENTS OF RECORD

and more commonly known as 139920 Bearskin Road, Crescent Lake, Oregon 97733.

The liability and the obligations of Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance containing exceptions for matters of public record extended. It is the intention of Grantor to preserve existing title insurance coverage. The limitations contained herein expressly do not relieve Grantor of any

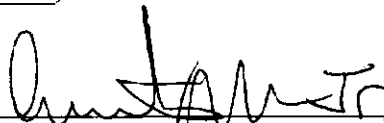
liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

This property is free of liens and encumbrances, Except: All encumbrances in the public record.

The true consideration for this conveyance is \$-0-. This Deed is being executed to reflect the true ownership of the real property.

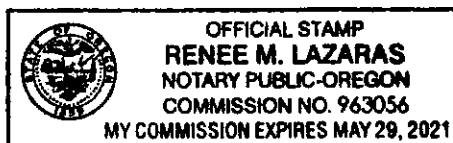
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 28th day of June, 2019.


Anton R. Zeller, Jr., Grantor

STATE OF OREGON, County of Multnomah) ss.

Personally appeared before me this 28th day of June, 2019, the above named ANTON R. ZELLER, JR., and acknowledged the foregoing instrument to be his voluntary act and deed.




NOTARY PUBLIC FOR OREGON