



THIS SPACE RESERVED FOR

2019-009255

Klamath County, Oregon

08/14/2019 01:54:01 PM

Fee: \$87.00

After recording return to:

David L. Nelsen and Dorene T. Nelsen

2030 Garden Ave

Klamath Falls, OR 97601

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

David L. Nelsen and Dorene T. Nelsen

2030 Garden Ave

Klamath Falls, OR 97601

File No. 308240AM

STATUTORY WARRANTY DEED

Richard L. Bath and Carol E. Bath, Trustees or their successors in trust, under the Bath Living Trust, dated June 19, 2018, and any amendments thereto,

Grantor(s), hereby convey and warrant to

David L. Nelsen and Dorene T. Nelsen, as Tenants by the Entirety,

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:

Lot 508, BLock 102, Mills 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.

The true and actual consideration for this conveyance is \$110,000.00.

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:

2019-2020 Real Property Taxes, a lien not yet due and payable

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 5 day of August, 2019.

Bath Living Trust, dated June 19, 2018, and any amendments thereto

By: Richard L. Bath, Trustee
Richard L. Bath, Trustee

By: Carol E. Bath, Trustee
Carol E. Bath, Trustee

State of Oregon ss.
County of Jackson

On this 5 day of August, 2019, before me, Deniene M. Romero a Notary Public in and for said state, personally appeared Richard L. Bath and Carol E. Bath known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Bath Living Trust, dated June 19, 2018, and any amendments thereto, and acknowledged to me that he/she/they executed the same as Trustee.

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

Deniene M. Romero
Notary Public for the State of Oregon
Residing at: Oregon
Commission Expires: March 12, 2022

