



THIS SPACE RESERVED FOR RECORD

2019-009560
Klamath County, Oregon
08/20/2019 11:02:00 AM
Fee: \$87.00

After recording return to:

Brian T. Nicolson and Lynda M. Nicolson, as Trustees
for the Brian and Lynda Nicolson Family Trust, dated
10/6/2007
16736 Fernbrook Way
Upland, CA 91784

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

Brian T. Nicolson and Lynda M. Nicolson, as Trustees
for the Brian and Lynda Nicolson Family Trust, dated
10/6/2007
16736 Fernbrook Way
Upland, CA 91784
File No. 314665AM

STATUTORY WARRANTY DEED

Sunwest Trust, Inc. Custodian for David Bell IRA,

Grantor(s), hereby convey and warrant to

Brian T. Nicolson and Lynda M. Nicolson, as Trustees for the Brian and Lynda Nicolson Family Trust, dated 10/6/2007,

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 20 in Block 1, Tract No. 1034, LAKEWOODS SUBDIVISION, UNIT NO. 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3805-005B0-00100

The true and actual consideration for this conveyance is \$35,000.00.

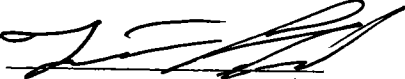
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 8 day of Aug, 2019.

Sunwest Trust, Inc. Custodian for David Bell IRA




By: Tristan Lloyd

It's 519200

State of New Mexico
County of Bernalillo

On this 8 day of Aug, 2019, before me, Leah Martinez a Notary Public in and for said state, personally appeared Tristan Lloyd known to me to be the Counsel of the Sunwest Trust, Inc Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation 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.


Notary Public for the State of New Mexico
Residing at: 10600 Menando NE
Commission Expires: 9-26-19

