

2019-011472

Klamath County, Oregon

10/02/2019 01:27:04 PM

Fee: \$87.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Emily and Nick Edwards

5505 40th Avenue South

Minneapolis, MN 55417

WARRANTY DEED

THE GRANTOR(S),

- Mark L. Adams and Katherine K. Adams, as joint tenants with rights of survivorship, 1000 NE 126th St, Vancouver, WA 98685,

for and in consideration of: \$8,500 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Nicholas J. Edwards with a mailing address of 5505 40th Avenue South, Minneapolis, Minnesota 55417,

the following described real estate, situated in the County of KLAMATH, State of Oregon:

Lot 15, Block 22, Klamath Forest Estates;

Lot 20, Block 13, Klamath Forest Estates;

Lot 5, Block 56, Fifth Addition to Nimrod River Park;

Lot 3, Block 60, Fifth Addition to Nimrod River Park

259160, 265242, 339388, 340848

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

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. 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.

Grantor Signatures:

DATED: 9/26/19
Mark L. Adams
Mark L. Adams
1000 NE 126th St, Vancouver, WA
98685

Grantor Signatures:

DATED: 9-26-19
Katherine K. Adams
Katherine K. Adams
1000 NE 126th St, Vancouver, WA
98685

STATE OF WASHINGTON
COUNTY OF CLARK, ss:

This instrument was acknowledged before me on this 26th day of September, 2019 by Mark L. Adams and Katherine K. Adams, as joint tenants with rights of survivorship.



Angela Arnett
Notary Public
Signature of person taking
acknowledgment
Notary Public, Vancouver, WA
Title (and Rank)
My commission expires 2-15-23