



THIS SPACE RESERVED FOR

**2019-011782**

**Klamath County, Oregon**

**10/09/2019 11:48:01 AM**

**Fee: \$87.00**

After recording return to:

Brent Lee Nelson

15732 Highway 105 E

Plantersville, TX 77363

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

Brent Lee Nelson

15732 Highway 105 E

Plantersville, TX 77363

File No. 324945AM

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### STATUTORY WARRANTY DEED

**Charles Kregg Hanson and Andrea L. Hanson, in their capacity as Trustees of the Hanson Family Trust under Revocable Living Trust Agreement dated April 16, 2004,**

Grantor(s), hereby convey and warrant to

**Brent Lee Nelson,**

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 836, RUNNING Y RESORT, PHASE 11, 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 \$60,000.00.

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 7 day of October, 2019.

The Hanson Family Trust

By: Charles Kregg Hanson, TTE  
Charles Kregg Hanson, Trustee

By: Andrea L. Hanson, TTE  
Andrea L. Hanson, Trustee

State of Washington } ss

County of Clark }

On this 7 day of October, 2019, before me, Whitney Rain du Plessis a Notary Public in and for said state, personally appeared Charles Kregg Hanson and Andrea L. Hanson, as Trustees of the Hanson Family Trust, 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.

[Signature]  
Notary Public for the State of Washington

Residing at: Vancouver

Commission Expires: 7/1/21

NOTARY PUBLIC  
STATE OF WASHINGTON  
WHITNEY RAIN DU PLESSIS  
MY COMMISSION EXPIRES  
JULY 1, 2021