

2019-012079

Klamath County, Oregon



00248711201900120790020021

10/16/2019 09:08:08 AM

Fee: \$87.00

WARRANTY DEED

Returned at Counter

Richard Spink, Trustee
Rhonda Spink, Trustee
James E. Nickels, Trustee
Linda L. Nickels, Trustee
Grantors

Richard Spink, Trustee
Rhonda Spink, Trustee
~~30034 6th Drive~~ 4949 Gettle St,
Klamath Falls, OR 97601 ~~97601~~ 97603
Grantees

After recording return to: Grantee

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

KNOW ALL MEN BY THESE PRESENTS, that RICHARD C. SPINK and RHONDA L. SPINK, Trustees of the Richard and Rhonda Spink Living Trust dated February 3, 2015, as to an undivided 50% interest and JAMES E. NICKELS and LINDA L. NICKELS, Trustees of the Nickels Loving Trust dated July 30, 1996 and any amendments thereto, as to an undivided 50% interest, hereinafter called Grantor for the consideration hereinafter stated, do hereby convey and warrant to Richard Spink, Trustee, and Rhonda Spink, Trustee, of the Richard & Rhonda Spink Living Trust, dated February 3, 2015, hereinafter called Grantee, and unto Grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditments and appurtenances thereunto belonging or in anywise appertaining to the following described real property herein in Klamath County, Oregon, to-wit:

Beginning at an iron pipe which marks the Northeast corner of Lot 51, ELMWOOD PARK, a subdivision of Klamath County, Oregon: thence North 0 degrees 47.5' West along the East line of Gettle Street a distance of 160 feet from the South line of Anderson Avenue, to an iron pin, which is the true point of beginning of this description; thence North 0 degrees 47.5' West along the Easterly boundary of Gettle Street, a distance of 100 feet to an iron pin; thence South 89 degrees 33' East a distance of 140 feet; thence South 0 degrees 17.5' East a distance of 100 feet; thence North 89 degrees 33' West a distance of 140 feet, more or less, to the true point of beginning. All lying within the N ½ NW 1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian.

Map Tax Lot # R-3909-014BA-07300-000

and will warrant and defend the same against all persons who may lawfully claim the same,

To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.

The true consideration for this conveyance is the sum of \$115,000.00.

Dated this 16th of October 2019.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

James E. Nickels, Trustee

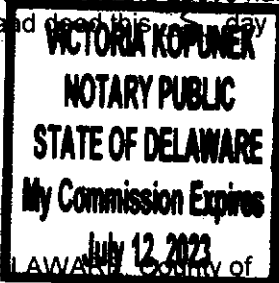
Linda L. Nickels, Trustee

Richard C. Spink, Trustee

Rhonda L. Spink, Trustee

STATE OF DELAWARE, County of Delaware)ss.

Personally appeared the above named James E. Nickels, Trustee and acknowledged the foregoing instrument to be his voluntary act and deed this 5 day of October 2019.



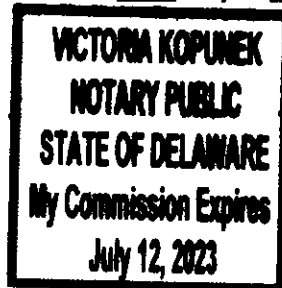
Before me:

Victoria Kopunek
Notary Public for Delaware

My Commission expires: 07/12/2023

STATE OF DELAWARE, County of Sussex)ss.

Personally appeared the above named Linda L. Nickels, Trustee and acknowledged the foregoing instrument to be her voluntary act and deed this 3 day of October 2019.



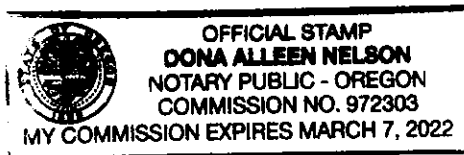
Before me:

Victoria Kopunek
Notary Public for Delaware

My Commission expires: 07/12/2023

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Richard C. Spink, Trustee and acknowledged the foregoing instrument to be his voluntary act and deed this 16th day of October 2019.



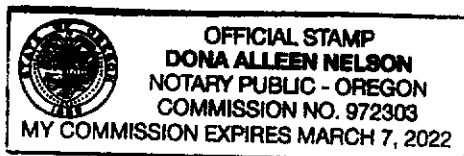
Before me:

Dona Alleen Nelson
Notary Public for Oregon

My Commission expires: 3-7-2022

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Rhonda L. Spink, Trustee and acknowledged the foregoing instrument to be her voluntary act and deed this 16th day of October 2019.



Before me:

Dona Alleen Nelson
Notary Public for Oregon

My Commission expires: 3-7-2022