

2019-012338

Klamath County, Oregon

10/22/2019 08:15:49 AM

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),

- Ernest Christiansen, PO BOX 53, WASHINGTON, UT 84780,

for and in consideration of: \$2,200 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 7, Block 31, First Addition to Klamath Forest Estates

266090

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: 16 OCT 2019

Ernest Christiansen

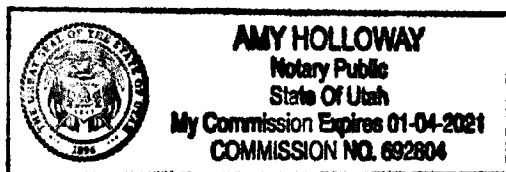
Ernest Christiansen
PO BOX 53, WASHINGTON, UT 84780

Grantor Signatures:

DATED: _____

STATE OF UTAH
COUNTY OF WASHINGTON, ss:

This instrument was acknowledged before me on this 16 day of October,
2019 by Ernest Christiansen.



Amy Holloway

Notary Public

Signature of person taking
acknowledgment

Relationship Banker

Title (and Rank)

My commission expires 01/04/2021