



THIS SPACE RESERVED FOR

2019-012514

Klamath County, Oregon

10/25/2019 02:36:01 PM

Fee: \$87.00

After recording return to:

James E. Grant and Teri A. Grant

37716 McCartie Ln

Bonanza, OR 97623

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

James E. Grant and Teri A. Grant

37716 McCartie Ln

Bonanza, OR 97623

File No. 326493AM

STATUTORY WARRANTY DEED

Lori Ann Nelson,

Grantor(s), hereby convey and warrant to

James E. Grant and Teri A. Grant, as Tenants by the Entirety,

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:

Parcel 2 of Land Partition 83-06, being vacated Lots 13, 14, 15, 16, 17 & 18 of Block 23 and Vacated Lots 7, 8, 9, 10, 11, 12, 17 & 18 of Block 44 of "Bowne Addition to the Town of Bonanza", situated in NE 1/4 SE 1/4 Section 9, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Parcels 1 and 2 of Land Partition 117-06 being a replat of Parcel 1 of "Land Partition 83-06" situated in NE 1/4 SE 1/4 Section 9, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$15,000.00.

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

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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 24 day of October, 2019

Lori Ann Nelson
Lori Ann Nelson

State of Oregon } ss
County of Josephine

On this 24 day of October, 2019, before me, Carol Ann Holland a Notary Public in and for said state, personally appeared Lori Ann Nelson, 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.

Carol Ann Holland

Notary Public for the State of Oregon
Residing at: GP
Commission Expires: 1-21-22

