

2019-013549

Klamath County, Oregon



00250486201900135490020021

11/20/2019 12:40:06 PM

Fee: \$87.00

Unless Otherwise Requested, All
Tax Statements Shall Be Sent To:
Alex Edmonston
2249 13th Ave W Apt. 203
Seattle, WA 98119-2401

After Recording, Return to:
Alex Edmonston
2249 13th Ave W Apt. 203
Seattle, WA 98119-2401

STATUTORY WARRANTY DEED

ANDREW J. NELMES, Grantor, conveys to:

ALEX EDMONSTON, Grantee, the following described real property located in
Klamath County, Oregon:

Block 4, Lot 13, in Mt. Scott Meadows Subdivision, Tract No. 1027, in the County of Klamath, State of Oregon, as per map recorded in the office of the County Recorder of said County, excepting oil, gas and other mineral and hydrocarbon substances beneath the surface thereof. Said conveyance shall be made subject to all conditions, covenants, restrictions, reservations, easements, rights and rights of way of record or appearing in the recorded map of said tract and specifically the covenants, conditions and restrictions set forth in that certain Declaration of Restrictions recorded in the Official Records of Klamath County, all of which are incorporated herein by reference with the same effect as though said Declaration were fully set forth herein.

For informational purposes only, the tax lot number is R-3107-001A0-01300.

The true and actual consideration for this conveyance is: **for valuable consideration.**

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: **None.**

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 APPROVE 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 6 day of August, 2019

Andrew J. Nelmes
Andrew J. Nelmes

STATE OF OREGON)
) ss
County of Klamath)

On August 6th, 2019, personally appeared the above-named
Andrew Nelmes, and acknowledged the
foregoing instrument to be a voluntary act. Before me:

Rebekah Ann Beger
Notary Public for Oregon
My Commission Expires: 6/25/23



Seal/Stamp