

2019-013745

Klamath County, Oregon



11/25/2019 11:54:19 AM

Fee: \$87.00

**WARRANTY DEED -- STATUTORY FORM**

**Grantor:** Cecile D. Nelson

**Grantee:** Martin L. Thrapp

**After recording return to:**

**Martin L. Thrapp**

26618 Forest Park lane  
Rocky Point, OR 97601

**Address for tax statements:**

**Martin L. Thrapp**

26618 Forest Park lane  
Rocky Point, OR 97601

**Consideration:** The true consideration for this conveyance is \$NONE. The actual consideration consists of other value given.

**Cecile D. Nelson**, Grantor, conveys and warrants to **Martin L. Thrapp**, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon:

**Lot 131 of Third Addition to Sportsman Park, Klamath County, Oregon.**

The said property is free from encumbrances except easements, conditions, restrictions and roadways of record.

**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, AND 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 THE 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**

