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, DR 97601

Address for tax statements:

Martin L. Thrapp

26618 Povest 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

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 20th day of November, 2019.

CECILE D. NELSON

STATE OF OREGON

County of U

) ss. <u>Hovember 20</u>, 2019.

Personally appeared the above-named **Cecile D. Nelson**, and acknowledged the foregoing instrument to be her voluntary act and deed.

OFFICIAL STAMP
ANGELA J. DAVIS
NOTARY PUBLIC - OREGON
COMMISSION NO. 947220
MY COMMISSION EXPIRES FEBRUARY 10, 2020

Notary Public for Oregon
My Commission expires:___

2-10-2020