

2019-014182

Klamath County, Oregon



00251217201900141820020024

Map and Tax Lot No.: 2507-036C0-00500

Tax Account No.: 899651

12/06/2019 11:36:27 AM

Fee: \$87.00

## STATUTORY WARRANTY DEED

**RICHARD R. NELSON and ZOÉ E. NELSON**, Grantors, convey and warrant to **RICHARD R. NELSON and ZOÉ E. NELSON, Trustee, and any Successor Trustee of the NELSON REVOCALBE TRUST, DTD 11/21/19**, Grantees, the real property described below, free of encumbrances except liens, covenants, conditions, restrictions, and easements of record:

Lot 5 in Block 1 of Tract No. 1042 Two Rivers North, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is other than money, to wit: Estate Planning.

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### RECORDING INFORMATION

UNTIL A CHANGE IS REQUESTED,  
ALL TAX STATEMENTS ARE TO BE  
SENT TO THE FOLLOWING ADDRESS:

**RICHARD AND ZOÉ NELSON, TTEE**  
**90018 JERUSALEM ROAD**  
**EUGENE, OR 97401**

AFTER RECORDING RETURN TO:

**KELLY R. BECKLEY**  
**BECKLEY & BONS, P.C.**  
**P.O. BOX 11098**  
**EUGENE, OR 97440-3298**

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 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.

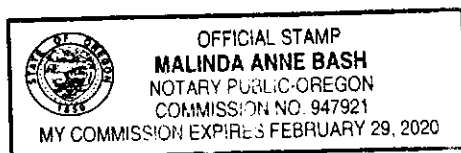
DATED this 4 day of December, 2019.

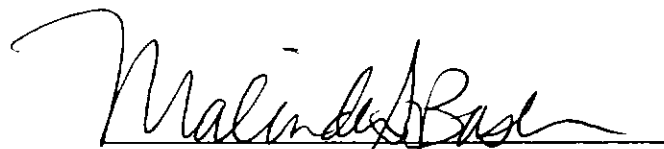
  
RICHARD R. NELSON

  
ZOË E. NELSON

STATE OF OREGON                     )  
  ) ss.  
County of Lane                     )

Personally appeared before me this 4th day of December, 2019, the above-named RICHARD R. NELSON and ZOË E. NELSON, Grantors.



  
Notary Public for OREGON