



THIS SPACE RESERVED FOR

2019-014982

Klamath County, Oregon

12/26/2019 01:25:01 PM

Fee: \$87.00

After recording return to:

Michael T. Merkley

28585 Hwy 70

Bonanza, OR 97623

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

Michael T. Merkley

28585 Hwy 70

Bonanza, OR 97623

File No. 318754AM

STATUTORY WARRANTY DEED

**Lucy C. Nelson, Successor Trustee of the Family Trust of
H. Carl Nelson and Lucy C. Nelson, trust dated October 21, 2001,**

Grantor(s), hereby convey and warrant to

Michael T. Merkley,

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:

Vacated Block 101, BOWNE ADDITION TO BONANZA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, situated in Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the East 300 feet thereof.

AND ALSO EXCEPTING THEREFROM the West 100 feet of the North 155 feet of vacated Block 101, BOWNE ADDITION TO THE TOWN OF BONANZA, 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 \$32,000.00.

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:

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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 22ND day of DECEMBER, 2019.

Lucy C. Nelson, Successor Trustee of the Family Trust of H. Carl Nelson and Lucy C. Nelson, trust dated October 21, 2001

By: Lucy C. Nelson, Trustee
Lucy C. Nelson, Trustee
Successor

State of MISSOURI } ss.
County of BOONE }

On this 22ND day of December, 2019, before me, CHERYL J. ROSS a Notary Public in and for said state, personally appeared Lucy C. Nelson, Successor Trustee of the Family Trust of H. Carl Nelson and Lucy C. Nelson Trust known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Family Trust of H. Carl Nelson and Lucy C. Nelson, trust dated October 21, 2001, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Cheryl J. Ross
Notary Public for the State of MISSOURI
Residing at: 18350 HUNTERS RIDGE CT, BOONVILLE, MO. 65233
Commission Expires: 2/19/2020

