

2020-000402

Klamath County, Oregon

01/10/2020 03:03:00 PM

Fee: \$87.00

340060 Am

Address of Grantor: (Name, Address, Zip)

After recording return to Grantee: (Name, Address, Zip)

C/O NEI GLOBAL RELOCATION CO.
2707 N. 118TH STREET
OMAHA, NE 68164

Until requested otherwise, send all tax statements to:
(Name, Address, Zip)

C/O NEI GLOBAL RELOCATION CO.
2707 N. 118TH STREET
OMAHA, NE 68164

SPACE ABOVE RESERVED FOR RECORDER'S USE

WARRANTY DEED (Individual Grantor)

JOSEPH J. AHO AND ANGELA R. AHO, HUSBAND AND WIFE, Grantor, conveys and warrants to N. P. DODGE, JR., AS TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14th DAY OF OCTOBER, 1985, AND AMENDED ON NOVEMBER 14, 2019, TO PROVIDE FOR N. P. DODGE, III AS AN ADDITIONAL TRUSTEE TO SERVE ALONG WITH N. P. DODGE, JR., KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N. P. DODGE, JR., Grantee, the following described real property free of encumbrances, except as specifically set forth herein, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

Lot 5 in Block 5 of TRACT 1035, GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.

The property is free from encumbrances except (if none, so state): those of record

The true and actual consideration paid for this transfer, stated in terms of dollars is, \$ 239,900.-

The Tax Account Number of the property is 569959.

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

CHB
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.

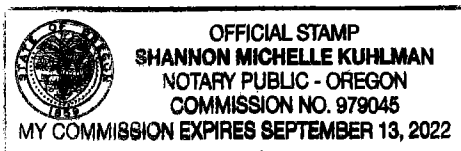
Dated this 23 day of Dec., 2019.

Joseph J. Aho
JOSEPH J. AHO

Angela R. Aho
ANGELA R. AHO

STATE OF OREGON }
County of Klamath } SS.

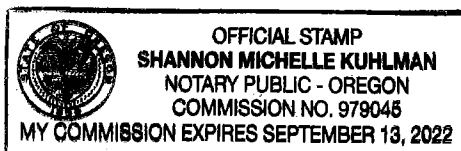
The foregoing instrument was acknowledged before me on this 23rd day of DECEMBER, 2019 by JOSEPH J. AHO, HUSBAND OF ANGELA R. AHO.



Shannon Michelle Kuhlman
Notary Public in and for the State of
My commission expires: 09-13-2022

STATE OF OREGON }
County of Klamath } SS.

The foregoing instrument was acknowledged before me on this 23rd day of DECEMBER, 2019 by ANGELA R. AHO, WIFE OF JOSEPH J. AHO.



Shannon Michelle Kuhlman
Notary Public in and for the State of
My commission expires: 09-13-2022

Prepared under the direction of:
Don G. Carter
McEwen Gisvold LLP
1100 Southwest 6th Ave, Suite 1600
Portland, OR 97204