



**2020-003050**

**Klamath County, Oregon**

03/11/2020 11:39:52 AM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Gary Bolin and Amber Bolin

PO Box 2196

La Pine, OR 97739

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

Gary Bolin and Amber Bolin

PO Box 2196

La Pine, OR 97739

File No. 355159AM

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### STATUTORY WARRANTY DEED

**Ronald G. Nicholas and Marylyn S. Nicholas, as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Gary Bolin and Amber Bolin, as Tenants by the Entirety,**

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:

**Lots 33 and 34, Block 1 of Sun Forest Estates, Tract 1060, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**2310-036B0-01600**

**2310-036B0-01500**

The true and actual consideration for this conveyance is \$60,000.00.

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:

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 10<sup>TH</sup> day of MARCH, 2020.

Ronald G. Nicholas  
Ronald G. Nicholas

Marylyn S. Nicholas  
Marylyn S. Nicholas

State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of March, 2020, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Ronald G. Nicholas and Marylyn S. Nichols, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

SEE ATTACHED:

ALL PURPOSE ACKNOWLEDGMENT  
CALIFORNIA ONLY

Notary Public for the State of \_\_\_\_\_  
Residing at:  
Commission Expires:

**All-purpose Acknowledgment California only**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

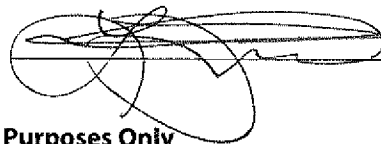
County of AMADOROn 03/10/2020 before me, LINDA D. JAMISON, Notary Public (here insert name and title of the officer),personally appeared RONALD G. NICHOLAS AND MARVYN S. NICHOLAS

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand  
and official seal.

Signature

**For Bank Purposes Only**

Description of Attached Document

Type or Title of Document

STATUTORY WARRANTY DEED

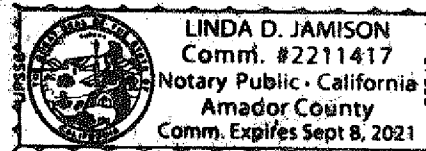
Document Date

MARCH 10, 2020

Number of Pages

2

Signer(s) Other Than Named Above

NONE

Notary Seal

