



**2020-004005**  
**Klamath County, Oregon**  
04/06/2020 09:02:58 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Michael Diggins and Diane Diggins

PO Box 373

Bonanza, OR 97623

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

Michael Diggins and Diane Diggins

PO Box 373

Bonanza, OR 97623

File No. 357971AM

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### STATUTORY WARRANTY DEED

**Donald M. Nelson, Trustee of the Donald M. Nelson Trust dated November 10, 2012,**

Grantor(s), hereby convey and warrant to

**Michael Diggins and Diane Diggins, 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:

**Parcel 1 Land Partition 32-02, situated in portions of Vacated Blocks 1, 2, 21 and 22 of BOWNE  
ADDITION TO BONANZA NE1/4 SE1/4 Section 9, T39S, R11E, Willamette Meridian, Klamath County,  
Oregon.**

The true and actual consideration for this conveyance is \$180,000.00.

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 3rd day of April, 2020

The Donald M. Nelson Trust

By: [Signature]

Donald M. Nelson, Trustee

State of Oregon } ss  
County of Klamath }

On this 3rd day of April, 2020, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared Donald M. Nelson, Trustee of the Donald M. Nelson Trust dated November 10, 2012, 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.

Twila Jean Pellegrino

Notary Public for the State of Oregon

Residing at: Klamath County, Oregon

Commission Expires: 11-19-2022

