2020-004746
Klamath County, Oregon
04/14/2020 11:43:21 AM
Fee: $87.00

AmeriTitle

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Jakob F. Freid and Traci J.W. Freid
3830 Beverly Drive
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
Jakob F. Freid and Traci J.W. Freid
3830 Beverly Drive
Klamath Falls, OR 97603
File No. 356520AM

STATUTORY WARRANTY DEED

William C. Nash, Trustee, who acquired title as William D. Nash, Trustee and Lois Dian Nash, Trustee of the Nash Family Trust dated December 20, 2018,

Grantor(s), hereby convey and warrant to

Jakob F. Freid and Traci J.W. Freid, 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:

Lot 2 in Block 17 of North Klamath Falls, to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is $230,000.00.
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 13 day of April, 2020

Nash Family Trust

By: _____
William C. Nash, Trustee

By: _____
Lois Dian Nash, Trustee

State of Oregon} ss.
County of Klamath}

On this 13 day of April, 2020, before me, Jenny Annette Brazil a Notary Public in and for said state, personally appeared **William C. Nash and Lois Dian Nash** known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustees of the Nash Family Trust, and acknowledged to me that he/she/they executed the same as Trustees.

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

_____
Notary Public for the State of Oregon»
Residing at: Klamath County
Commission Expires: 10/23/2022

OFFICIAL STAMP
JENNY ANNETTE BRAZIL
NOTARY PUBLIC-OREGON
COMMISSION NO. 980492
MY COMMISSION EXPIRES OCTOBER 23, 2022