



2020-005048

Klamath County, Oregon

04/21/2020 01:26:46 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Justin T. Hallett and Elysia E. Zarate

PO Box 717

Keno, OR 97627

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

Justin T. Hallett and Elysia E. Zarate

PO Box 717

Keno, OR 97627

File No. 359712AM

### STATUTORY WARRANTY DEED

**Winston F. Nilsson and E. Claren Nilsson, who acquired title as Claren E. Nilsson, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Justin T. Hallett and Elysia E. Zarate, as Tenants in Common with right of survivorship,**

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 18, Block 3, Tract No. 1083, CEDAR TRAILS, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

#### ALONG WITH THE FOLLOW DESCRIBED PROPERTY

Beginning at the southeast corner of Lot 17, Block 3 of Tract No. 1083, CEDAR TRAILS, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon; thence along the South line of said Lot 17, South 89°59'32" West, 11.82 feet; thence leaving said South line, North 01°55'47" East, 316.67 feet to a point on the Lot line common to Lots 17 and 18; thence along said Lot line, South 00°12'33" East, 316.50 feet to the point of beginning.

#### EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

Beginning at the northwest corner of Lot 18, Block 3 Tract No. 1083, CEDAR TRAILS, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon; thence along the North line of said Lot 18, North 89°59'32" East, 11.82 feet; thence leaving said North line, South 01°55'47" West, 316.68 feet to a point on the Lot line common to Lots 17 and 18; thence along said Lot line, North 00°12'33" West, 316.50 feet to the point of beginning.


The true and actual consideration for this conveyance is \$349,000.00.

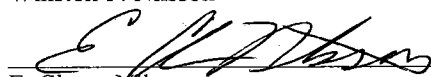
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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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 21 day of April, 2020.

  
\_\_\_\_\_  
Winston F. Nilsson

  
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E. Claren Nilsson

State of Oregon } ss  
County of Klamath }

On this 21 day of April, 2020, before me, Melissa R. Cook a Notary Public in and for said state, personally appeared Winston F. Nilsson and E. Claren Nilsson, 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.

  
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Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 3/15/22

