



THIS SPACE RESERVED FOR

2020-006075

Klamath County, Oregon

05/15/2020 02:06:42 PM

Fee: \$87.00

After recording return to:

Gayle Roberta Nicholson

3036 Front St.

Klamath Falls, OR 97601

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

Gayle Roberta Nicholson

2650 Washburn Way, Ste. 120

Klamath Falls, OR 976013

File No. 365447AM

STATUTORY WARRANTY DEED

Sally R. Bailo, Trustee of the Bailo Family Revocable Trust u/a dated December 1, 2000, and Sally R. Bailo, Trustee of the Sally R. Bailo Revocable Trust dated December 1, 2000,

Grantor(s), hereby convey and warrant to

Gayle Roberta Nicholson,

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 12, Block 1, HARBOR ISLES, TRACT 1209, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$459,900.00.

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 14th day of May, 2020

Bailo Family Revocable Trust

By: Sally R. Bailo, TTEE
Sally R. Bailo, Trustee

Sally R. Bailo Revocable Trust

By: Sally R. Bailo, TTEE
Sally R. Bailo, Trustee

State of Oregon } ss.
County of Washington

On this 14th day of May, 2020, before me, Cecilia Baca, a Notary Public in and for said state, personally appeared **Sally R. Bailo** known or identified to me to be the person whose name is subscribed to the foregoing instrument **as Trustee of the Bailo Family Revocable Trust, and also as Trustee of the Sally R. Bailo Revocable Trust**, and acknowledged to me that he/she/they executed the same as Trustee.

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

Cecilia Baca
Notary Public for the State of Oregon
Residing at: Hillsboro, OR
Commission Expires: August 05, 2022

