



THIS SPACE RESERVED FOR F

**2020-007470**

**Klamath County, Oregon**

**06/18/2020 03:52:58 PM**

**Fee: \$87.00**

After recording return to:

Christie Nichols

40340 Riverview Dr.

Chiloquin, OR 97624

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

Christie Nichols

40340 Riverview Dr.

Chiloquin, OR 97624

File No. 373331AM

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### STATUTORY WARRANTY DEED

**John D. Stewart and Sandra N. Stewart,  
Trustees of the Stewart Family Trust, dated June 4, 2003,**

Grantor(s), hereby convey and warrant to

**Christie Nichols,**

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:

**A part of Government Lot 8 in Section 27, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:**

**Beginning at the intersection of the South line of Section 27, with the Westerly right of way line of Southern Pacific Railroad; thence Northerly on said right of way line 641.00 feet to the true point of beginning; thence Northerly on said Westerly right of way line 320.50 feet; thence West to the mean high water line of the Williamson River; thence Southerly along said water line to a point due West of the true point of beginning; thence East to the true point of beginning.**

The true and actual consideration for this conveyance is \$277,000.00.

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 17 day of June, 2020

Stewart Family Trust

By: John D. Stewart  
John D. Stewart, Trustee

By: Sandra N. Stewart  
Sandra N. Stewart, Trustee

State of Oregon } ss  
County of Klamath }

On this 17 day of June, 2020, before me, Heather Sciorba a Notary Public in and for said state, personally appeared John D. Stewart and Sandra N. Stewart, Trustees of the Stewart Family Trust, 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.

Heather Sciorba

Notary Public for the State of Oregon  
Residing at: Klamath Falls OR  
Commission Expires: 12/17/2021

