

NS

2020-008913

Klamath County, Oregon



00262430202000089130020025

07/21/2020 11:09:33 AM

Fee: \$87.00

Nixon Ray Colvin and  
William Paul Colvin  
4629 SE 34th, Portland, OR 97202

Grantor's Name and Address

Max H. and Betty J. Neff  
2307 Watson  
Klamath Falls, OR 97603

Grantee's Name and Address

After recording, return to (Name, Address, Zip):  
Max H. and Betty J. Neff  
2307 Watson  
Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Max H. and Betty J. Neff  
2307 Watson  
Klamath Falls, OR 97603

SPACE RESERVED  
FOR  
RECORDER'S USE

book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_  
and/or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_,  
Record of Deeds of said County.

Witness my hand and seal of County  
affixed.

NAME

TITLE

By \_\_\_\_\_, Deputy.

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Nixon Ray Colvin and William Paul Colvin

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Max H. and Betty J. Neff, husband and wife, tenants by the entirety, hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 15, Block 1, SUNNYLAND ADDITION TO THE CITY  
OF KLAMATH FALLS, in the County of Klamath,  
State of Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): real property taxes, liens and encumbrances.

\_\_\_\_\_ and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$30,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Nixon Ray Colvin  
Nixon Ray Colvin

William Paul Colvin  
William Paul Colvin

STATE OF OREGON, County of Multnomah) ss.

This instrument was acknowledged before me on February 3, 1999,  
by William Paul Colvin

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_



OFFICIAL SEAL  
RONALD C. GOODSSELL  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 045816  
MY COMMISSION EXPIRES SEPT. 04, 1999

Ronald C. Goodsell  
Notary Public for Oregon  
My commission expires 9-4-99

STATE OF OREGON, .

County of Washington

Nixon Ray Colvin

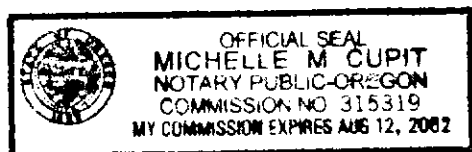
FORM NO. 23 — ACKNOWLEDGMENT  
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

SS.

BE IT REMEMBERED, That on this 8 day of Feb., 1999,  
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within  
named Nixon Ray Colvin

known to me to be the identical individual described in and who executed the within instrument and  
acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed  
my official seal the day and year last above written.



Michelle M. Cupit  
Notary Public for Oregon.  
My Commission expires Aug 12, 2002

