



2020-011658

Klamath County, Oregon

09/14/2020 03:32:00 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

James Bradley Stewart Jr. and James Bradley Stewart
III

10955 4th Ave

Hesperia, CA 92345

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

James Bradley Stewart Jr. and James Bradley Stewart
III

10955 4th Ave

Hesperia, CA 92345

File No. 393404AM

STATUTORY WARRANTY DEED

Dorothy M. Murdock, Trustee of the Dorothy M. Nugent Family Trust, who acquired title as, Dorothy M. Nugent Family Trust,

Grantor(s), hereby convey and warrant to

James Bradley Stewart Jr. and James Bradley Stewart III, 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:

A tract of land situated in the NE1/4 NE1/4 of Section 23, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; That portion of the NW1/4 NE1/4 NE1/4 lying Northerly of the Williamson River Road, EXCEPTING THEREFROM the East one acre measured North and South and adjacent to the East line of the NW1/4 NE1/4 NE1/4.

The true and actual consideration for this conveyance is \$325,000.00.

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:

"2020-2021 Real Property Taxes, a lien not yet due and payable"

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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 10 day of September, 2020.

The Dorothy M. Nugent Family Trust

By: Dorothy M. Murdock TTE
Dorothy M. Murdock, Trustee

State of Oregon} ss.
County of Klamath}

On this 10th day of September, 2020, before me, Stacy Howard a Notary Public in and for said state, personally appeared Dorothy M. Murdock known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Dorothy M. Nugent Family 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.

Stacy Howard
Notary Public for the State of Oregon»
Residing at: Klamath Falls, OR
Commission Expires: 10-1-23

