

2020-011897

Klamath County, Oregon

09/18/2020 12:56:00 PM

Fee: \$87.00

**WHEN RECORDED MAIL TO
MAIL TAX STATEMENT TO**

**John C Christensen
1133 Sherman St SE
Albany, OR 97322-6677**

WARRANTY DEED

THE GRANTOR(S), Nicholas J. Edwards with a mailing address of 5505 40th Avenue South, Minneapolis, MN 55417, for and in consideration of: \$11,912.50 Dollars grants, bargains, sells, conveys and warranties to the GRANTEE(S):

John C. Christensen with a 50% undivided interest and Stephen L. Frain with a 50% undivided interest, with the right of survivorship and not as tenants in common, and with a mailing address of 1133 Sherman St SE, Albany, OR 97322-6677 the following described real estate situated in the County of KLAMATH, State of OREGON:

Parcel ID
262290

Recorder: Legal Description
Lot 19, Block 12 Klamath Forest Estates

SUBJECT TO: Current taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and the Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Dated: 09/18/2020

Signature: Nicholas J Edwards

Nicholas J. Edwards
5505 40th Avenue South
Minneapolis, MN 55417

Acknowledgment of Individual

STATE OF Minnesota

COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this Sept 18th 2020 (date), by Nicholas J. Edwards, who is personally known to me or who has produced Minnesota drivers license (type of identification) as identification.

Prieanna J Swenson

Notary Public

Printed Name: Prieanna Swenson

My Commission Expires: 100969370035

Commission # 01/31/2023

