



THIS SPACE RESERVED FOR

2020-012472

Klamath County, Oregon

09/30/2020 08:09:00 AM

Fee: \$87.00

After recording return to:

Mike Niderost and Mary Niderost

2442 Fox Run

Medford, OR 97504

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

Mike Niderost and Mary Niderost

2442 Fox Run

Medford, OR 97504

File No. 384014AM

STATUTORY WARRANTY DEED

Michael A. Wilson and Nicola Wilson, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Mike Niderost and Mary Niderost, as Tenants by the Entirety,

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 39 in DIAMOND PEAKS, TRACT NO. 1355, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2407-007C0-03100

The true and actual consideration for this conveyance is \$29,500.00.

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"



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 12th day of August 2020

Michael A Wilson

Michael A Wilson

Nicola Wilson

Nicola Wilson

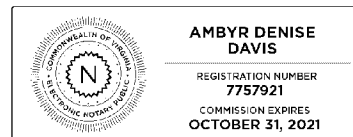
State of Virginia } ss
County of Fairfax }

On this 12th day of Aug 2020, before me, Ambyr Denise Davis a Notary Public in and for said state, personally appeared Michael A Wilson and Nicola Wilson, 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.

Ambyr Denise Davis

Notary Public for the State of Virginia
Residing at: Fairfax Virginia
Commission Expires: 10/31/2021



Notarized online using audio-video communication

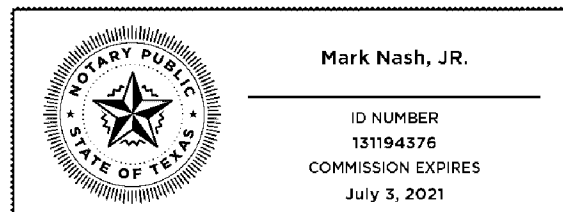
State of Texas } ss
County of Ellis }

On this 17th day of July, 2020, before me, Mark Nash Jr. a Notary Public in and for said state, personally appeared Michael A Wilson and Nicola Wilson, 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. Nicola Wilson provided Passport as identification

Mark Nash Jr.

Notary Public for the State of Texas
Residing at: Ellis County, Texas
Commission Expires: 07/03/2021



Notarized online using audio-video communication