

Returned at Counter

**Prepared By**

Carlos Steven Figgins and Toni L. Starniri

PO Box 1345

Chiloquin, Oregon

97624

**2020-013397**

Klamath County, Oregon



00267526202000133970020028

10/19/2020 08:15:32 AM

Fee: \$87.00

**After Recording Return To** *and taxes*

George Edwin Nims Jr. and Sharon LaRue Nims

PO Box 31

Keno, Oregon

97627

Space Above This Line for Recorder's Use

**OREGON GENERAL WARRANTY DEED**

State of Oregon

Klamath County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Twenty Thousand Dollars (\$20,000.00) and/or other valuable consideration to the below in hand paid to the Grantor(s) known as:

Carlos Steven Figgins and Toni L. Starniri, a married couple, residing at 1852 Blue Pool Way, PO Box 1345, Chiloquin, Oregon, 97624.

The receipt whereof is hereby acknowledged, the undersigned hereby conveys and warrants to George Edwin Nims Jr. and Sharon LaRue Nims, a married couple, residing at PO Box 31, Keno, Oregon, 97627 (hereinafter called the "Grantee(s)") as joint tenants, all the rights, title, interest, and claim in or the following described real estate, situated in Klamath County, Oregon, to-wit:

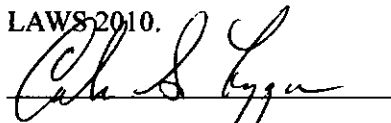
Lot 15, Block 4, Tract No. 1021, Williamson River Knoll, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

**To have and to hold**, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

**Required Disclosure Statement**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

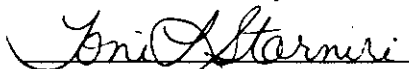


Date October <sup>19</sup>~~20~~ 2020

**Grantor's Signature**

Carlos Steven Figgins

1852 Blue Pool Way, PO Box 1345, Chiloquin, Oregon, 97624



Date October <sup>19</sup>~~20~~ 2020

**Grantor's Signature**

Toni L. Starniri

1852 Blue Pool Way, PO Box 1345, Chiloquin, Oregon, 97624

## NOTARY ACKNOWLEDGMENT

State of Oregon)

County of Klamath)

I, the undersigned, a Notary Public in said County, in said State, hereby certify that Toni L. Starniri & Carlos Steven Figgins whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 19<sup>th</sup> day of October, 2020.



(SEAL)

Notary Public

My Commission Expires: Oct. 20, 2023

