

AMERITITLE 428852AM

470320072288  
RECORDING REQUESTED BY:  
 **TICOR TITLE**  
Company of Oregon

3539 Heathrow Way, Ste 100  
Medford, OR 97504

**GRANTOR'S NAME:**  
The Nathaniel Viking Shields Revocable Living Trust

**GRANTEE'S NAME:**  
Jennifer Heitz

**AFTER RECORDING RETURN TO:**  
**Order No.:** 470320072288-CC  
Jennifer Heitz, a single woman  
801 Delta Street  
Klamath Falls, OR 97601

**SEND TAX STATEMENTS TO:**  
Jennifer Heitz  
801 Delta Street  
Klamath Falls, OR 97601

APN: 3809-029CA  
801 Delta Street, Klamath Falls, OR 97601

<b>2021-000175</b> Klamath County, Oregon 01/06/2021 10:53:02 AM Fee: \$92.00
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SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

**Nathaniel Viking Shields, Trustee of The Nathaniel Viking Shields Revocable Living Trust**, Grantor, conveys and warrants to **Jennifer Heitz, a single woman**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED FIFTY-NINE THOUSAND AND NO/100 DOLLARS **(\$159,000.00)**. (See ORS 93.030).

SEE ATTACHED EXHIBIT "A"

**Subject to:**  
Easements, conditions, covenants and restrictions of record.

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.

# STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: January 4, 2021

Nathaniel Viking Shields Revocable Living Trust

BY:

Nathaniel Viking Shields  
Nathaniel Viking Shields, Trustee  
Viking

State of OREGON  
County of JACKSON

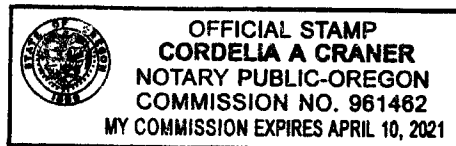
This instrument was acknowledged before me on

January 4, 2021

by

Nathaniel Viking Shields, Trustee of the Nathaniel Viking Shields  
Cordelia A. Craner  
Revocable Living Trust

Cordelia A Craner, Notary Public - State of Oregon  
My Commission Expires: April 10, 2021



Loan Number: 1207835498

Date: JANUARY 5, 2021

Property Address: 801 DELTA STREET  
KLAMATH FALLS, OREGON 97601

## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

A PORTION OF LOTS 4 AND 5, BLOCK 2, FAIRVIEW NO. 2 ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, (ALSO BEING KNOWN AS FAIRVIEW ADDITION NO. 2), KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEASTERLY CORNER OF LOOKOUT AND DELTA STREETS IN THE CITY OF KLAMATH FALLS, WHICH IS THE SOUTHWESTERLY CORNER OF LOT 4, BLOCK 2, FAIRVIEW NO. 2 ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, AND WHICH IS THE POINT OF BEGINNING; THENCE RUNNING EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 4 AND PARALLEL TO DELTA STREET A DISTANCE OF 60 FEET; THENCE AT RIGHT ANGLES RUNNING IN A NORTHERLY DIRECTION AND PARALLEL WITH LOOKOUT STREET CROSSING LOT 4 AND A PORTION OF LOT 5 A DISTANCE OF 80 FEET; THENCE AT RIGHT ANGLES RUNNING IN A WESTERLY DIRECTION AND PARALLEL WITH THE NORTHERLY LINE OF LOT 5 AND PARALLEL TO DELTA STREET A DISTANCE OF 60 FEET TO THE INTERSECTION OF SAID LINE WITH DELTA STREET WHICH IS THE WESTERLY BOUNDARY OF SAID LOT 5; THENCE AT RIGHT ANGLES AND RUNNING IN A SOUTHERLY DIRECTION PARALLEL WITH LOOKOUT SHEET AND ALONG THE WESTERLY BOUNDARY OF LOTS 5 AND 4 AFORESAID A DISTANCE OF 80 FEET TO THE POINT OF BEGINNING.

A.P.N. #: 3809029CA010