

**2021-000263****Klamath County, Oregon**

01/08/2021 10:05:01 AM

Fee: \$92.00

**RECORDING COVER SHEET (Please Print or Type)**

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

*THIS SPACE RESERVED FOR USE BY  
THE COUNTY RECORDING OFFICE*

**AFTER RECORDING RETURN TO:**Kendell H. FergusonSORENSEN, RANSOM & FERGUSON, LLP133 NW "D" StreetGrants Pass, OR 97526**1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)**WARRANTY DEED - STATUTORY FORM**2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160**LeRoy D. Nelson and Donna L. Nelson, as Tenants by the Entirety**3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160**LeRoy D. Nelson and Donna L. Nelson, Trustees of theLEROY AND DONNA NELSON REVOCABLE LIVING TRUST, u/t/d January 5, 2021**4) TRUE AND ACTUAL CONSIDERATION**

ORS 93.030(5) – Amount in dollars or other

\$ 0.00☐ Other**5) SEND TAX STATEMENTS TO:**LeRoy D. Nelson and Donna L. NelsonP.O. Box 2108Cave Junction, OR 97523**6) SATISFACTION of ORDER or WARRANT**

ORS 205.125(1)(e)

CHECK ONE:

☐

FULL

(If applicable)

☐

PARTIAL

**7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)**\$                     **8) If this instrument is being Re-Recorded, complete the following statement, in****accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF**Klamath County Assessor**TO CORRECT** the legal description

PREVIOUSLY RECORDED IN BOOK            AND PAGE           , OR AS FEE  
NUMBER 2021-000143."

Until a change is requested, all tax statements shall be mailed to GRANTEE at the following address:  
LeRoy D. Nelson and Donna L. Nelson, Trustees  
LeRoy and Donna Nelson Revocable Living Trust  
PO Box 2108  
Cave Junction, OR 97523

AFTER RECORDING RETURN TO:

Kendell H. Ferguson  
SORENSEN, RANSOM & FERGUSON, LLP  
133 NW "D" STREET  
GRANTS PASS, OR 97526

WARRANTY DEED - STATUTORY FORM

LeRoy D. Nelson and Donna L. Nelson, as Tenants by the Entirety, Grantor, conveys and warrants to LeRoy D. Nelson and Donna L. Nelson, Trustees of the LEROY AND DONNA NELSON REVOCABLE LIVING TRUST, u/t/d January 5, 2021, Grantee, the real property described on Exhibit "A" attached and incorporated herein by reference, free of encumbrances except as specifically set forth herein, situated in Klamath County, Oregon.

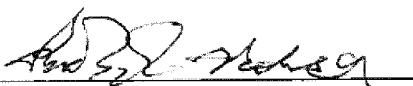
Grantor covenants that Grantor is seized of an indefeasible estate in the real property described above in fee simple; that Grantor has good right to convey the property; that the property is free from encumbrances except as set forth in public record; and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage.

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.

NOTE TO ASSESSOR: THIS IS A CONVEYANCE TO A TRUSTEE PURSUANT TO A REVOCABLE TRUST AGREEMENT. GRANTOR HAS RESERVED FULL POWER TO REVOKE OR AMEND THE TRUST AND NO CHANGE SHOULD BE MADE IN ANY SPECIAL TAX TREATMENT AS THE GRANTOR HAS RETAINED THE FULL BENEFICIAL INTEREST IN THE PROPERTIES DESCRIBED.

The true consideration for this conveyance stated in terms of dollars is \$NONE. This conveyance is executed for estate planning purposes.

DATED this 5th day of January, 2021.



LeRoy D. Nelson



Donna L. Nelson

STATE OF OREGON, County of Josephine ) ss. January 5, 2021.

The foregoing instrument was acknowledged before me by LeRoy D. Nelson and Donna L. Nelson.




  
Notary Public for Oregon  
My Commission Expires: 4-23-2023

EXHIBIT "A"

Lot 4, Block 1 of Tract 1118, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

ALL OF THE ABOVE-DESCRIBED REAL PROPERTY IS CONVEYED TO THE TRUST SUBJECT TO: 1) Liens and encumbrances of record, if any. 2) Easements, restrictions, reservations, covenants and conditions of record, or apparent on the ground. 3) Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other fact, which a correct survey would disclose.