

2021-004169

Klamath County, Oregon 03/19/2021 01:50:00 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

| After recording return to: |
|--|
| Brad Lee Nicholson and Teresa Lynn Nicholson |
| P.O. Box 903 |
| Sisters, OR 97759 |
| Until a change is requested all tax statements shall be sent to the following address: Brad Lee Nicholson and Teresa Lynn Nicholson |
| P.O. Box 903 |
| Sisters, OR 97759 |
| File No. 436568AM |

STATUTORY WARRANTY DEED

Grantor(s), hereby convey and warrant to

Brad Lee Nicholson and Teresa Lynn Nicholson, 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:

Beginning at a point 200 feet West of the Northeast corner of Section 21, Township 33 South, Range 71/2 East of the Willamette Meridian, Klamath County, Oregon; thence West 200 feet; thence South 200 feet thence East 200 feet; thence North 200 feet to the point of beginning.

The true and actual consideration for this conveyance is \$362,500.00.

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:

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 18th day of March, 202,

Annette M. Lewis

State of Oregon } ss County of Jackson}

On this day of March, 2021, before me, Michelina A. de We, a Notary Public in and for said state, personally appeared Annette M. Lewis, 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.

Notary Public for the State of Oregon Residing at: Klamath Falls OR

Commission Expires;

OFFICIAL STAMP
MICHELINA ANTOINETTE DE WEY
NOTARY PUBLIC-OREGON
COMMISSION NO. 994627
MY COMMISSION EXPIRES DECEMBER 04, 2023