

Recording Requested by:
ABOUT JUSTICE

2021-005108
Klamath County, Oregon



WHEN RECORDED MAIL TO:

Lorne Nelson & Vivian Nelson
PO Box 6234
Santa Barbara, CA 93160

04/05/2021 12:16:30 PM

Fee: \$87.00

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

WARRANTY DEED

For no consideration, I, **VIVIAN NELSON**, do hereby convey to

VIVIAN ELAINE NELSON and LORNE-WAYNE NELSON, Trustees of THE PRADERA REVOCABLE TRUST dated March 29, 2021

The Cabin located in or on the real property situated in the City of Crescent, County of Klamath, State of Oregon, and more particularly described as A Leasehold Interest in Lot 5, Tract Y, Cabin O-34, U.S. Forest Service Subdivision of ODELL LAKE RECREATION UNIT, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

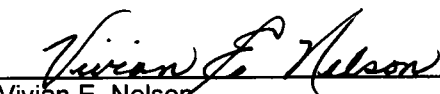
Tax Account: #2306-00000-00100-D09 R126410

Subject to: Easements of record, Rights of the public within the limits of public roadways, and/or rights of private parties within existing roadways or driveways.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW THE 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, TO 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010

Dated 3/30/21


Lorne W. Nelson


Vivian E. Nelson

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

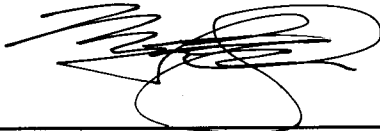
State of California

County of Santa Barbara

On March 30, 2021 before me, Marin L. Argentine, a Notary Public, personally appeared Lorne W. Nelson and Vivian E. Nelson who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature of Notary Public

