

2021-005951

Klamath County, Oregon



00278212202100059510020027

04/20/2021 09:34:23 AM

Fee: \$87.00

AFTER RECORDING RETURN TO:

Frank Gibson
Hutchinson Cox
P.O. Box 10886
Eugene, OR 97440

SEND TAX STATEMENTS TO:

Nimrod River 43 LLC
c/o Elizabeth Portale
1721 Laraway Lake Dr. SE
Grand Rapids, MI 49546

PARTIES:

Julia Portale, Successor Trustee of The Emil and Ann Portale
Living Trust, dated October 9, 2003, Grantor
Nimrod River 43 LLC, Grantee

STATUTORY WARRANTY DEED

JULIA PORTALE, SUCCESSOR TRUSTEE OF THE EMIL AND ANN PORTALE LIVING TRUST, DATED OCTOBER 9, 2003, Grantor, conveys and warrants to NIMROD RIVER 43 LLC, an Oregon limited liability company, Grantee, the following described real property, situated in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein:

BLOCK 64, LOT 43, OF THE 5TH ADDITION TO NIMROD RIVER PARK AS
SHOWN ON MAP IN OFFICIAL RECORDS OF SAID COUNTY.

Subject to: Covenants, Conditions, Restrictions, Reservations, Set Back Lines, Power of Special Districts, and Easements of Record, if any.

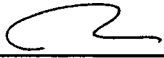
Account #: 337718
Map #: 3611-001A0-05300
Code-Tax #: 072-337718

The true and actual consideration for this conveyance is non-monetary.

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 AND 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. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Grantor:

 Date: 4/9/2021
Julia Portale, Successor Trustee

STATE OF Connecticut)
) ss. New Canaan
County of Fairfield)

Before me on this 9th day of April, 2021, personally appeared the above-named Julia Portale, Successor Trustee of The Emil and Ann Portale Living Trust, dated October 9, 2003, and acknowledged the foregoing instrument as her voluntary act and deed.


Notary Public for Connecticut

