



**2021-006565**

**Klamath County, Oregon**

04/27/2021 10:49:00 AM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

The Todd and Yvette Nelson Trust and Robert L  
Nelson and Linda L Nelson

14700 Web Ln

Dallas, OR 97338

Until a change is requested all tax statements shall be  
sent to the following address:

The Todd and Yvette Nelson Trust and Robert L  
Nelson and Linda L Nelson

14700 Web Ln

Dallas, OR 97338

File No. 453337AM

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### STATUTORY WARRANTY DEED

**Lance M. Pixler and Gina L.S. Pixler, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Todd and Yvette Nelson, Trustees of The Todd and Yvette Nelson Trust an undivided 50% interest and  
Robert L Nelson, and Linda L Nelson, as Tenants by the Entirety, an undivided 50% interest**

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:

**A parcel of land situated in the NE1/4 SW1/4 of Section 7, Township 24 South, Range 7 East of the  
Willamette Meridian, in Klamath County, Oregon, described as follows:**

**Beginning at a point on the West line of said NE1/4 SW1/4 which is 630 feet North of the Southwest corner  
thereof; thence East, parallel with the South line of said NE1/4 SW1/4 to the Westerly right of way line of  
Highway #58, thence North 16° 21' 06" West along said right of way line a distance of 268.7 feet, more or  
less, to Southeast corner of parcel described in Deed to Clarence W. Reeve, recorded in Volume M84, page  
19845, Deed Records of Klamath County, Oregon; thence West along the South line of last mentioned parcel  
to the West line of said NE1/4 SW1/4; thence South along said West line a distance of 255.5 feet, more or  
less, to the point of beginning; SAVE AND EXCEPT a strip of land 82 feet wide running parallel to the  
Northern boundary of above described property.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2407-007C0-00800

The true and actual consideration for this conveyance is \$200,000.00.

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 APRIL, 2021

Lance M. Pixler  
Lance M. Pixler

Gina L.S. Pixler  
Gina L.S. Pixler

State of CA } ss  
County of PLUMAS }

On this 18th day of APRIL, 2021, before me, D. J. CONNELL a Notary Public in and for said state, personally appeared LANCE M. PIXLER & GINA L.S. PIXLER, 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.

D. J. CONNELL  
Notary Public for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

# WARRANTY DEED

## CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGEMENT

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

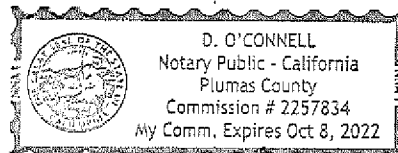
County of PLUMAS

On 4/18/21 before me, D. O'CONNELL (notary public)

personally appeared LANCE M. PEXLER & BINA L.S. PEXLER who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



Signature

D. O'Connell

(seal)