



2021-008814
Klamath County, Oregon
06/03/2021 01:43:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RE

After recording return to:
Shelby N. Lee
2316 Eberlein Ave.
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be
sent to the following address:
Shelby N. Lee
2316 Eberlein Ave.
Klamath Falls, OR 97601
File No. 460730AM

STATUTORY WARRANTY DEED

Susan Y. Nakashima, as Trustee for The 2003 Nakashima Family Trust, dated April 4, 2003,
Grantor(s), hereby convey and warrant to

Shelby N. Lee,
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:

Lot 6 in Block 304 of Darrow Addition to the City of Klamath Falls, according to the official plat thereof on
file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$147,000.00. PURSUANT TO AN IRC 1031 TAX
DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

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:

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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 27th day of May, 2021

The 2003 Nakashima Family Trust

By: Susan Y. Nakashima
Susan Y. Nakashima, Trustee

State of California } ss.
County of Contra Costa

On this 27 day of May, 2021, before me, Santa Everhardt, a Notary Public in and for said state, personally appeared Susan Y. Nakashima known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of The 2003 Nakashima Family Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Santa Everhardt
Notary Public for the State of California »
Residing at: Contra Costa, CA
Commission Expires: 08.06.22

