

BS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPR

2021-009185

Klamath County, Oregon



00281815202100091850020023

06/09/2021 03:41:30 PM

Fee: \$87.00

SPACE RESERVED  
FOR  
RECORDER'S USEGayle Roberta Nicholson  
2936 Front Street  
Klamath Falls, Oregon 97601Grantor's Name and Address  
Kathryn Elaine Nicholson3036 Front Street  
Klamath Falls, Oregon 97601

Grantee's Name and Address

After recording, return to (Name and Address):  
Kathryn Elaine Nicholson3036 Front Street  
Klamath Falls, Oregon 97601Until requested otherwise, send all tax statements to (Name and Address):  
Kathryn Elaine Nicholson3036 Front Street  
Klamath Falls, Oregon 97601

Returned at Counter

## WARRANTY DEED

Gayle Roberta Nicholson

("grantor"), for the consideration below, does hereby grant, bargain, sell and convey to Kathryn Elaine Nicholson

, ("grantee"), all of that certain real property,  
with all rights and interests belonging or relating thereto, situated in Klamath County, Oregon, described as  
follows (*legal description of property; description space continued on reverse*):Lot 12, Block 1, HARBOR ISLES, TRACT 1209, according to the official plat thereof on file in the office of the County clerk of  
Klamath County, Oregon

To Have and to Hold the same to grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

☒ \$ 460,000.00;☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.

(CONTINUED)



And grantor hereby covenants to and with grantee, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed.

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the encumbrances described above.

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on March 1, 2021; any signature on behalf of a business or other entity is made with the authority of that entity.

*[Handwritten signature]*

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.

STATE OF OREGON, County of Klamath

This record was acknowledged before me on June 9<sup>th</sup> 2021,  
by Gayle Roberta Nicholas

This record was acknowledged before me on \_\_\_\_\_,  
by \_\_\_\_\_,  
as \_\_\_\_\_,  
of \_\_\_\_\_

*[Handwritten signature: Deborah Torrie]*

Notary Public for Oregon  
My commission expires March 21<sup>st</sup> 2025

