

**RECORDING COVER SHEET**

(Please print or type)

**2021-009460**

Klamath County, Oregon



00282121202100094600030034

06/16/2021 10:52:10 AM

Fee: \$92.00

**After recording return to:**

ORS 205.234(1)(c)

Hutchinson Cox, Attorneys

PO Box 10886

Eugene, OR 97440

*This space reserved for use by  
Recording Office***1. Title(s) of the transaction(s)**

ORS 205.234(1)(a)

Statutory Warranty Deed

**2. Direct party(ies) / grantor(s)**

ORS 205.234(1)(b)

Julia Portale, Successor Trustee of the Emil and Ann Portale Living Trust, Dated October 9, 2003

**3. Indirect party(ies) / grantee(s) Trust Deed / Mortgage Assignee Address**

ORS 205.234(1)(b)&amp;(g)

Nimrod River 43 LLC

**4. True and actual consideration:**

ORS 205.234(1) Amount in dollars or other

\$

Other: Non-monetary

**5. Send tax statements to:**

ORS 205.234(1)(e)

Nimrod River 43 LLC, c/o Elizabeth Portale

1721 Laraway Lake Dr. SE

Grand Rapids, MI 49546

**6. Satisfaction of lien, order, or warrant:**

ORS 205.234(1)(f)

☐

FULL

☐

PARTIAL

**7. The amount of the monetary obligation imposed by the lien, order, or warrant:**

ORS 205.234(1)(f)

\$

**8. Previously recorded document reference:****9. If this instrument is being re-recorded complete the following statement:**

ORS 205.244(2)

"Rerecorded at the request of Julia Portale, Successor Trustee

to correct chain of title on deed previously recorded as 2021-005951.

previously recorded in book \_\_\_\_\_ and page \_\_\_\_\_, or as fee number \_\_\_\_\_."

**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.

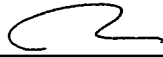
Account #: 337718  
Map #: 3611-001A0-05300  
Code-Tax #: 072-337718

**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 9<sup>th</sup> 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

