

2021-013321

Klamath County, Oregon

08/31/2021 09:17:01 AM

Fee: \$102.00

RECORDING COVER SHEET (Please Print or Type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

THIS SPACE RESERVED FOR USE BY
THE COUNTY RECORDING OFFICE

AFTER RECORDING RETURN TO:

Derek Porter

7630 Donegal Avenue

Klamath Falls, OR 97603

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

Statutory Warranty Deed

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

Lyle C. Nielson and Cherise L. Nielson, as tenants by the entirety

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

Derek Porter

4) TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) – Amount in dollars or other

\$ _____ ☐ Other

5) SEND TAX STATEMENTS TO:

6) SATISFACTION of ORDER or WARRANT

ORS 205.125(1)(e)

CHECK ONE: ☐ FULL
(If applicable) ☐ PARTIAL

7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)

\$ _____

8) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF AmeriTitle TO CORRECT the legal description

PREVIOUSLY RECORDED IN BOOK _____ AND PAGE _____, OR AS FEE
NUMBER 2013-006374."

102

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

Lot 15, Skyline View, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 2:

7

A portion of Lot 7, Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southeast corner of Lot 15, Skyline View, in the County of Klamath, State of Oregon; thence West along the Southerly lot line of Lot 14, 25 feet; thence South 38 feet; thence East 25 feet; thence North 38 feet to the point of beginning.

Parcel 3:

The East 75 feet of the West 400 feet of the North 38 feet of Lot 7, Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.



THIS SPACE RESERVED FOR R

2013-006374

Klamath County, Oregon

06/06/2013 01:53:29 PM

Fee: \$47.00

After recording return to:

Derek Porter

7630 Donegal Avenue

Klamath Falls, OR 97603

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

Derek Porter

7630 Donegal Avenue

Klamath Falls, OR 97603

Escrow No. MT97595-SH

Title No. 0097595

SWD r.020212

STATUTORY WARRANTY DEED

Lyle C. Nielson and Cherise L. Nielson, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Derek Porter,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true and actual consideration for this conveyance is \$175,000.00.

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:

47 AMT



State of Oregon

County of Klamath

I hereby certify that instrument #2013-006374, recorded on 6/6/2013, consisting of 3 page(s), is a correct copy as it appears on record at the Klamath County Clerk's office.

Bochelle Long, Klamath County Clerk

Date: August 25th, 2021

Samantha Gardner

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.

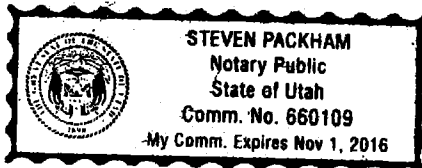
Dated this 4 day of June, 2013

Lyle C. Nielson
Lyle C. Nielson

Cherise L. Nielson
Cherise L. Nielson

State of ~~Oregon~~ Utah
County of ~~Klamath~~ Tecoma

This instrument was acknowledged before me on June 4th, 2013 by Lyle C. Nielson and Cherise L. Nielson.



[Signature]
(Notary Public for ~~Oregon~~ Utah)
My commission expires 11-1-16

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

Lot 15, Skyline View, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 2:

A portion of Lot 1, Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southeast corner of Lot 15, Skyline View, in the County of Klamath, State of Oregon; thence West along the Southerly lot line of Lot 14, 25 feet; thence South 38 feet; thence East 25 feet; thence North 38 feet to the point of beginning.

Parcel 3:

The East 75 feet of the West 400 feet of the North 38 feet of Lot 7, Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.