



2021-013810  
Klamath County, Oregon  
09/10/2021 03:45:01 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR R

After recording return to:

Michael Crowley and Lori Crowley  
16012 Plateau Cir.  
Redding, CA 96001

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

Michael Crowley and Lori Crowley  
16012 Plateau Cir.  
Redding, CA 96001  
File No. 477762AM

### STATUTORY WARRANTY DEED

Roy Elza Nelson and Sonia Joy Nelson, as Trustees of the Roy E. and Sonia J. Nelson Revocable Family Trust, Grantor(s), hereby convey and warrant to

Michael Crowley and Lori Crowley, as Tenants by the Entirety,

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 tract of land situated in Government Lot 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian and running thence North 89°42'15" East along the North line of said Section 15, 400.0 feet; thence South 62.42 feet; thence South 50°43'50" East 413.00 feet to the true point of beginning of this description; thence South 39°16'10" West 398.65 feet to a point on the Northeasterly bank of the Williamson River; thence North 50°08'20" West 103.55 feet; thence North 56°00' West 6.50 feet; thence North 39°16'10" East 398.20 feet; thence South 50°43'50" East 110.0 feet to the true point of beginning of this description.

The true and actual consideration for this conveyance is \$125,000.00.

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:

2021-2022 Real Property Taxes, a lien not yet due and payable

87

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 8<sup>th</sup> day of September, 2021.

Nelson Revocable Family Trust

By:

Roy Elza Nelson, Trustee

By:

Sonia Joy Nelson, Trustee

State of NEW YORK } ss.  
County of ULSTER }

On this 8<sup>th</sup> day of SEPTEMBER, 2021, before me,

PAUL C. DUGGAN

a Notary Public in and for said state, personally appeared

Roy Elza Nelson and Sonia Joy Nelson known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the , 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.

Paul C. Duggan  
Notary Public for the State of NEW YORK

Residing at: PO BOX 394, OCEA NY 12465

Commission Expires: 02/21/2022

