Klamath County, Oregon

12/06/2021 02:27:04 PM

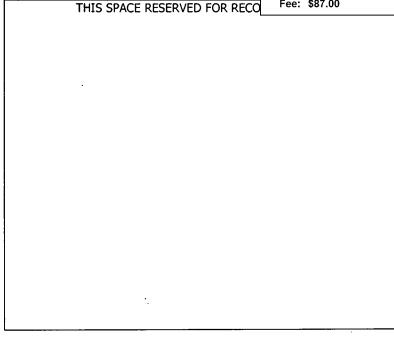
Fee: \$87.00



After recording return to: Kyle J. Gomez and Taryn Gomez 5705 Pinnacle Pl Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address: Kyle J. Gomez and Taryn Gomez 5705 Pinnacle Pl Klamath Falls, OR 97603

File No.: 7161-3852888 (RT) Date: November 02, 2021



STATUTORY WARRANTY DEED

Nash Properties, LLC, an Oregon Limited Liability Company, Grantor, conveys and warrants to Kyle J. Gomez and Taryn Gomez, as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lots 4 and 5 in Block 15, of Klamath Lake Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is \$370,000.00. (Here comply with requirements of ORS 93.030)

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.

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Dated this 6 day of 8 tec
Nash Properties, LLC, an Oregon Limited Liability
Company, an Oregon limited liability company
Name: William C. Nash
Title: Member
By: Lois Dunnan
Name: Lois Dian Nash
Title: Member

STATE OF

Oregon

County of

by William C. Nash and Lois Dian Nash as Members of Nash Properties, LLC, an Oregon Limited Liability

Company, on behalf of the limited liability company.

OFFICIAL STAMP
RANDI LEA TOBER
NOTARY PUBLIC-OREGON
COMMISSION NO. 975854
MY COMMISSION EXPIRES JUNE 13, 2022

Notary Public for Oregon My commission expires:

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