

2022-000038

Klamath County, Oregon



00293358202200000380030037

01/03/2022 02:18:05 PM

Fee: \$92.00

AFTER RECORDING, RETURN TO:

Hanawalt Ferguson, Attorneys at Law
P.O. Box 1153
Florence, Oregon 97439

**UNTIL A CHANGE IS REQUESTED, ALL TAX
STATEMENTS SHALL BE SENT TO THE FOLLOWING:**

John J. Nelson & Carline L. Nelson, Trustee
PO Box 1430
Florence, Oregon 97439

Map & Tax Lot No.: 2409-030DB-03000

Tax Account No.: 155085

GRANTOR: JOHN J. NELSON and CARLINE L. NELSON

GRANTEE: JOHN J. NELSON and CARLINE L. NELSON, Trustee of the JOHN J. AND
CARLINE L. NELSON FAMILY TRUST, Dated December 29, 2021

WARRANTY DEED

JOHN J. NELSON and CARLINE L. NELSON, Grantor, conveys and warrants to **JOHN J. NELSON and CARLINE L. NELSON, Trustee of the JOHN J. AND CARLINE L. NELSON FAMILY TRUST, U/T/A dated December 29, 2021, Grantee,** the real property more particularly described on **Exhibit A**, attached hereto.

SUBJECT TO covenants, conditions and restrictions of record.

The true consideration for this conveyance is None.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that is provided to Grantor under any policy of title insurance insuring Grantor's interest in the above-described property. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument to the extent of coverage that is provided to Grantor under any policy of title insurance insuring Grantor's interest in the above described property.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.30, 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: December 29, 2021



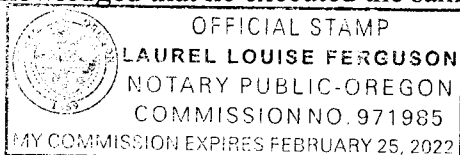
JOHN J. NELSON, Grantor

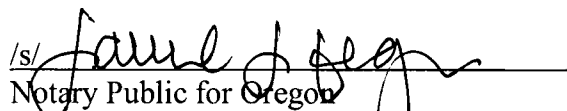


CARLINE L. NELSON, Grantor

STATE OF OREGON)
) ss:
 County of Lane)

On December 29, 2021, before me, Laurel L. Ferguson, a Notary Public in and for the County of Lane, State of Oregon, personally appeared **John J. Nelson**, known to me to be the person named in, and whose name is subscribed on, the foregoing WARRANTY DEED, and acknowledged that he executed the same as his free act and deed.

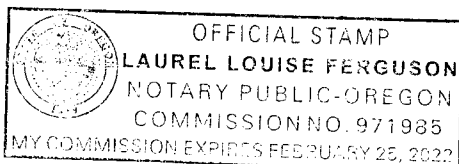


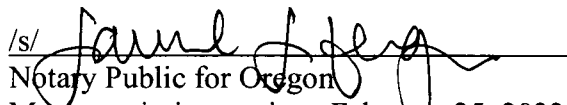
/s/ 

 Notary Public for Oregon
 My commission expires: February 25, 2022

STATE OF OREGON)
) ss:
 County of Lane)

On December 29, 2021, before me, Laurel L. Ferguson, a Notary Public in and for the County of Lane, State of Oregon, personally appeared **Carline L. Nelson**, known to me to be the person named in, and whose name is subscribed on, the foregoing WARRANTY DEED, and acknowledged that she executed the same as her free act and deed.



/s/ 

 Notary Public for Oregon
 My commission expires: February 25, 2022

Exhibit A

Residence and real property located at 325 Stevens Street, Crescent, Klamath County, Oregon 97733, and more particularly described as follows:

Lots 1, 2, and 3, Block 28 of CRESCENT TOWNSITE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.