

2022-001749

Klamath County, Oregon



00295294202200017490020023

02/10/2022 11:32:28 AM

Fee: \$87.00

After recording, please return this deed to, and (until a change is requested) send tax statements to:

Martin and Elisabeth Nicholson
Box 455
Fort Klamath, OR 97626

The identities of the Grantor(s) and Grantee(s) are:

Grantor:

Nicholson Loving Trust
12525 Nicholson Road
Fort Klamath, OR 97626

Grantees:

Martin Nicholson and Elisabeth Nicholson
630 1st Av N, #524
Fargo, ND 58102

STATUTORY WARRANTY DEED

Teresa A. Trantham, Martin T. Nicholson, Mary Lou Nicholson, and Virginia R. Nicholson, Co-Trustees of the NICHOLSON LOVING TRUST, dated April 19, 1993, *Grantor*, hereby convey and warrant to MARTIN T. NICHOLSON and ELISABETH R. NICHOLSON, husband and wife, *Grantees*, an undivided one-third interest as tenant in common in the following described real property, free of encumbrances other than encumbrances of record on the date of this conveyance and those matters which would be shown by an accurate survey or inspection of the premises:


The Southwest quarter of the Northeast quarter, the Northwest quarter of the Southeast quarter, and the North half of the Southwest quarter; all in Section 18, Township 33 South, Range 7-1/2 East of the Willamette Meridian, situated in Klamath County, Oregon.

This conveyance is a testamentary distribution, and the true consideration for this conveyance is \$0.00. Prior to this conveyance the Grantor has owned a one-third interest in the subject property and the Grantees have owned a two-thirds interest. Subsequent to this conveyance the Grantees shall own a fee simple interest in the subject property.


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 will 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 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.

GRANTOR: NICHOLSON LOVING TRUST


Teresa A. Trantham, Co-Trustee

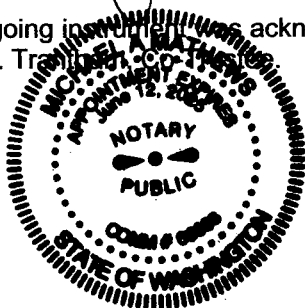

Mary Lou Nicholson, Co-Trustee


Martin T. Nicholson, Co-Trustee


Virginia R. Nicholson, Co-Trustee

STATE OF WA.)
County of King) ss.

The foregoing instrument was acknowledged before me this 24th day of January, 2022, by
Teresa A. Trammel, Trustee.

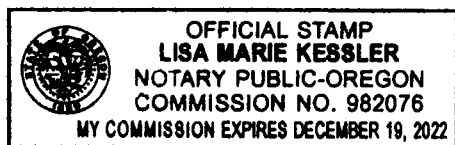


WITNESS my hand and official seal.

[Signature]
Notary Public

STATE OF Oregon)
County of Klamath) ss.

The foregoing instrument was acknowledged before me this 10th day of February, 2022, by
Martin T. Nicholson, Trustee.



WITNESS my hand and official seal.

[Signature]
Notary Public Commission Expires 12/19/2022

STATE OF Oregon)
County of Klamath) ss.

The foregoing instrument was acknowledged before me this 15th day of February, 2022, by
Mary Lou Nicholson, Trustee.

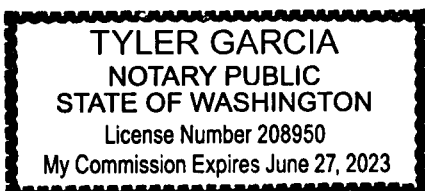


WITNESS my hand and official seal.

[Signature]
Notary Public

STATE OF WASHINGTON)
County of King) ss.

The foregoing instrument was acknowledged before me this 29th day of JANUARY, 2022, by
Virginia R. Nicholson, Trustee.



WITNESS my hand and official seal.

[Signature]
Notary Public