



THIS SPACE RESERVED FOR

2022-002694
Klamath County, Oregon
03/03/2022 01:53:01 PM
Fee: \$87.00

After recording return to:

James Hamilton and Christina Fosnaugh

30852 Drews Road

Sprague River, OR 97639

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

James Hamilton and Christina Fosnaugh

30852 Drews Road

Sprague River, OR 97639

File No. 526034AM

STATUTORY WARRANTY DEED

Alan Nishimoto,

Grantor(s), hereby convey and warrant to

James Hamilton and Christina Fosnaugh, with right of survivorship,

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:

Lot 6, Block 77, SEVENTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH a parcel of land, more particularly described as follows:

A parcel of land lying between Lot 6 in Block 77, Seventh Addition to Nimrod River Park, and the river located within the East one-half of Section 9, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Lot 6, thence true South to the North bank of the Sprague River; thence Westerly along the North bank to a point, said point being the intersection of the North bank and a line that is true South from the Southwest corner of said Lot 6; thence North along said line to the Southwest corner of said Lot 6; thence North 70 degrees 01' 04" East to the point of beginning.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3611-009A0-04000	247798
3611-009A0-04000	879828

The true and actual consideration for this conveyance is \$200,000.00.

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:

Return To:

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 28 day of February, 2022

Alan Nishimoto

Alan Nishimoto

State of Oregon } ss
County of Clatsop }

On this 28 day of February, 2022, before me, Rosio V. Hernandez a Notary Public in and for said state, personally appeared Alan Nishimoto, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Rosio V. Hernandez

Notary Public for the State of Oregon
Residing at: Clatsop
Commission Expires: Sept 27, 2024

