

Returned at Counter

Mickey Hatley

2022-002705

Klamath County, Oregon



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03/03/2022 03:36:55 PM

Fee: \$92.00

RECORDING COVER SHEET

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

AFTER RECORDING RETURN TO:

Heather O. Gilmore, P.C.
1855 Fairgrounds Road NE
Salem, Oregon 97301

1. **TITLE(S) OF THE TRANSACTION(S)** ORS 205.234(1)(a)
Warranty Deed
2. **DIRECT PARTY/ GRANTOR(S)** ORS 205.160
KAREN S. NICOLAS
3. **INDIRECT PARTY/ GRANTEE(S)** ORS 205.160
ANNETTE K. HATLEY, TRUSTEE OF THE KAREN SILVER NICOLAS REVOCABLE TRUST.

4. TRUE AND ACTUAL CONSIDERATION ORS 93.030(2) Amount in dollars or other consideration	5. SEND TAX STATEMENTS TO:
\$ NONE	Annette K. Hatley, Trustee 1333 Rafael Street N Keizer, OR 97303

6. If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "RE-RECORDED AT THE REQUEST OF _____ TO CORRECT _____ PREVIOUSLY RECORDED IN BOOK _____ AND PAGE _____, OR AS FEE NUMBER _____."

Warranty Deed

KAREN S. NICOLAS, "Grantor," hereby conveys and warrants to **ANNETTE K. HATLEY, TRUSTEE OF THE KAREN SILVER NICOLAS REVOCABLE TRUST**, "Grantee," all of Grantor's right, title, and interest in and to the following real property, free of encumbrances except for matters of public record:

W 1/2 Lots 4 & 5, Block 67 BUENA VISTA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Conditions, covenants and restrictions of record.

Karen S. Nicolas is the surviving spouse of Frank P. Nicolas who predeceased her. The death certificate for Frank P. Nicolas was recorded in the official deed records of Klamath County, Oregon.

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 WOULD BE AVAILABLE TO GRANTOR UNDER A STANDARD POLICY OF TITLE INSURANCE CONTAINING EXCEPTIONS FOR MATTERS OF PUBLIC RECORD. THE LIMITATIONS CONTAINED HEREIN EXPRESSLY DO NOT RELIEVE GRANTOR OF ANY LIABILITY OR OBLIGATIONS UNDER THIS INSTRUMENT, BUT MERELY DEFINE THE SCOPE, NATURE, AND AMOUNT OF SUCH LIABILITY OR OBLIGATIONS.

THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS NONE.

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, AND 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.

WITNESS the hand of said Grantor on this 3rd day of March, 2022.

GRANTOR:

Karen S. Nicolas
Karen S. Nicolas

STATE OF OREGON)
) ss.
County of Klamath)

On this 3rd day of March, 2022, before me personally appeared the above named KAREN S. NICOLAS and acknowledged the foregoing instrument to be her voluntary act and deed.



Kari Delaney
Notary Public of Oregon