



2022-003372

Klamath County, Oregon

03/18/2022 02:25:01 PM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Lucas William Nichols

1264 Horton Rd.

Dairy, OR 97625

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

Lucas William Nichols

1264 Horton Rd.

Dairy, OR 97625

File No. 513459AM

### STATUTORY WARRANTY DEED

**Mitchell Dean Cain and Reliance Fiduciary, LLC as conservator for Monica Jean Romig a protected person,**

Grantor(s), hereby convey and warrant to

**Lucas William Nichols,**

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:

A parcel of land in the W1/2 SW1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the West line of said W1/2 SW1/4 of Section 34 which bears North a distance of 1530.0 feet from the 3/4 inch iron pipe marking the Southwest corner of said Section 34; thence continuing North along said West line a distance of 452.85 feet; thence South 89°52' East a distance of 600.0 feet to a 1/2 inch iron pin; thence South, parallel with the West line of said Section 34, a distance of 451.45 feet to a 1/2 inch iron pin and the point of beginning.

#### TOGETHER WITH A NON-EXCLUSIVE ROAD ACCESS EASEMENT DESCRIBED AS:

A strip of land 60.00 feet in width lying 30.00 feet on each side of centerline for public roadway purposes situate in the W1/2 SW1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and more particularly described as follows:

Beginning at a point on the South line of said Section 34 bears South 89°51'27" West, 1291.94 feet; thence leaving said Section line North 00°54'00" West parallel to but 30.00 feet Westerly of a parcel of land described in Book 245, page 17, Records of Klamath County, Oregon, a distance of 452.03 feet to the beginning of a curve; thence along the arc of a 150.00 feet radius curve to the left 233.64 feet (delta 89°14'33"); thence leaving said curve South 89°51'27" West, 1134.48 feet to a point on the Westerly line of said Section 34 from which the Southwest corner of said Section 34 bears South 600.00 feet.

AND ALSO TOGETHER WITH: Beginning at a point which is North 631.57 feet and East 630.00 feet from the Southwest corner of said Section 34; thence running North 1349.81 feet to a point of termination.

The true and actual consideration for this conveyance is \$290,000.00.

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:

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.

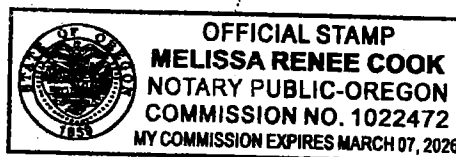
Dated this 17 day of March, 2022

Mitchell Dean Cain  
Mitchell Dean Cain

State of Oregon } ss  
County of Clatsop }

On this 17 day of March, 2022, before me, Melissa Cook a Notary Public in and for said state, personally appeared Mitchell Dean Cain, 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.

Melissa Cook  
Notary Public for the State of Oregon  
Residing at: Clatsop County  
Commission Expires: 3/15/22 (M)  
3/7/26



Dated this 17<sup>th</sup> day of March, 2022

Reliance Fiduciary, LLC as Conservator for Monica Jean Romig a Protected Person

Christopher Leas  
Christopher Leas, as ~~Conservator~~ Agent

State of Arizona } ss  
County of Maricopa }

On this 17<sup>th</sup> day of March, 2022, before me, March, 2022 a Notary Public in and for said state, personally appeared Christopher Leas, as ~~Conservator~~ for Monica Jean Romiga 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.

Ux \*Agent

Kirk Maltby  
Notary Public for the State of Arizona  
Residing at: Glendale, Arizona 85306  
Commission Expires: June 19, 2025

