



2022-005305

Klamath County, Oregon

04/26/2022 01:17:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Jonathan Nicora and Jolene Nicora

16747 Ponderosa Ln.

Klamath Falls, OR 97601

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

Jonathan Nicora and Jolene Nicora

16747 Ponderosa Ln.

Klamath Falls, OR 97601

File No. 537649AM

STATUTORY WARRANTY DEED

James R. Taylor,

Grantor(s), hereby convey and warrant to

Jonathan Nicora and Jolene Nicora, as Tenants by the Entirety,

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, situated in the Northeast one-quarter of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at a 5/8" iron rod on the Range line between Ranges 7 and 8 East of the Willamette Meridian, being the Southeasterly corner of said parcel, from which the East 1/4 corner of Section 1 on the said Range line bears South 00°03'59" East 1256.09 feet; thence South 89°56'01" West 400.00 feet at right angles to the said Range line to a 5/8" iron rod; thence North 00°03'59" West, 479.08 feet and parallel to the said Range line to a 5/8" iron rod; thence North 89°56'01" East 400.00 feet at right angles to the said Range line to a 5/8" iron rod on the said Range line; thence South 00°03'59" East 479.08 feet along the said Range line to the point of beginning.

The true and actual consideration for this conveyance is \$76,000.00.

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 22 day of APRIL 2022

James R. Taylor
James R. Taylor

State of California } ss
County of Orange }

On this 22 day of April, 2022, before me, Oscar Castro a Notary Public in and for said state, personally appeared James R. Taylor, 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.

[Signature]
Notary Public for the State of California
Residing at: Orange County
Commission Expires: March 30, 2025

