

**2022-005700**

**Klamath County, Oregon**

**05/04/2022 02:06:01 PM**

**Fee: \$87.00**

RECORDATION REQUESTED BY/RETURN TO:  
HENNESSEY LAW FIRM, PC  
17300 N DALLAS PARKWAY #3090  
DALLAS, TX 75248

SEND TAX NOTICES TO:  
TREVOR J NYSTROM  
15996 HOMESTEAD LANE  
KLAMATH FALLS, OR 97601

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## **WARRANTY DEED**

For consideration in the amount of **\$200,000.00**, receipt of which is hereby acknowledged, I (we) **DAVID MONTERO JR., MARRIED HEREIN JOINED BY HIS SPOUSE LORI CHRISTINA MONTERO**, hereby bargain, deed and convey to **TREVOR J. NYSTROM, SINGLE MAN**, the following described land in **KLAMATH County, State of Oregon**, free and clear with **WARRANTY COVENANTS**; to wit:

**LOT 21, BLOCK 38, TRACT NO. 1084, SIXTH ADDITION TO KLAMATH RIVER ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**MANUFACTURED/MOBILE HOME:**  
**NAME: FUQUA HOMES, INC.**  
**MODEL NO.: N/A**  
**USED/YEAR: 1995**  
**SERIAL NO.: 14483**  
**LENGTH AND WIDTH: 45X25**

**APN: 486799**

**Property Address: 15996 HOMESTEAD LANE, KLAMATH FALLS, OR 97601**

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.

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.

WITNESS the hands and seal of said Grantors this 29 day of April 2022.


  
\_\_\_\_\_  
DAVID MONTERO JR.

  
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LORI CHRISTINA MONTERO

STATE OF OREGON )  
COUNTY OF Clatsop ) SS.

I, Amy L Ashbrook hereby certify that **DAVID MONTERO JR. AND LORI CHRISTINA MONTERO**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date. Given under my hand this 29 day of April, A.D., 2022.

(Seal)

  
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Notary Public

My Commission Expires: 4-12-2025

PREPARED BY:  
BC LAW FIRM, P.A.  
1803 S Kanner Hwy  
Stuart, FL 34994

