



2022-008646  
Klamath County, Oregon  
07/15/2022 11:11:01 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Greg Nelson and Cathey Nelson  
136223 N Highway 97  
Crescent, OR 97733

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

Greg Nelson and Cathey Nelson  
136223 N Highway 97  
Crescent, OR 97733  
File No. 552344AM

### STATUTORY WARRANTY DEED

**Harland D. Nations,**

Grantor(s), hereby convey and warrant to

**Greg Nelson and Cathey Nelson, 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:

Beginning at the Southwest corner of Section 30, Township 24 South, Range 9 East of the Willamette Meridian; thence South 88°58' East along the South line of said Section 30, 957.09 feet, more or less, to a point on the Easterly right-of-way line of Highway No. 97; thence North 25°48' East 435.55 feet to the true point of beginning; thence North 26°44'06" East along the Easterly right-of-way line of Highway No. 97, 306.07 feet; thence North 30°41' East along said Easterly right-of-way line of Highway No. 97, 77.10 feet; thence South 62°04'16" East 181.96 feet; thence South 39°56' West 303.90 feet; thence South 14°40' West 74 feet; thence North 67°58' West 133.75 feet to the point of beginning.

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

2409-030CC-01500 - Real	154353
2409-030CC-01500 - MH	894286
2409-030CD-02700 - Real	154736

The true and actual consideration for this conveyance is \$195,000.00.

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:

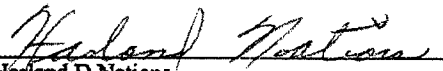
*2022-2023 Real Property Taxes, a lien not yet due and payable*

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.

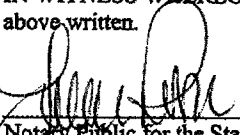
Dated this 14 day of July, 2022.

  
Harland D Nations

State of Oregon } ss  
County of Deschutes }

On this 14 day of July, 2022, before me, Jillian Pickle a Notary Public in and for said state, personally appeared Harland D. Nations, 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.

  
Notary Public for the State of Oregon  
Residing at: Oregon  
Commission Expires: Sept. 23 24

