**2022-009075 Klamath County, Oregon** 



Until a change is requested, all tax statements shall be sent to

07/25/2022 12:37:36 PM

Fee: \$87.00

Robert B. Neilsen and/or Judith E. Neilsen, Trustees 5416 King Arthur Court Eugene, Oregon 97402

After recording return to:

Robert B. Neilsen and/or Judith E. Neilsen, Trustees 5416 King Arthur Court Eugene, Oregon 97402

## STATUTORY WARRANTY DEED

Robert B. Neilsen and Judith E. Neilsen, Husband and wife as tenants by the entirety, Grantor, convey and warrant Robert B. Neilsen and/or Judith E. Neilsen as trustees of the Neilsen Revocable Trust dated June 21,2022, or their successor trustee, Grantee, that real property situated in Klamath County, Oregon, described as follows:

Lot 14, in Block 12 of TRACT NO. 1042,TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account NUMBER: 2607 001AO 06300

This property is free from encumbrances, EXCEPT: Covenants, conditions, restrictions, restrictive covenants, reservations, set back lines, powers of special districts, homeowner associations and/or easements, if any, affecting title, which may appear in the public record,including those shone on any recorded plat or survey, if any, and including but not limited to property taxes due but not yet payable, if any.

True consideration for this conveyance is \$0 and other good and valuable considerations.

The liability and obligations of Grantors to Grantee's Heirs and assigns under the warranties and covenants contained in this deed or provided by law shall be limited to the warranties and covenants contained in this deed or provided by law shall be limited to the warranties and covenants contained in this deed or provided by law shall be limited to the amount, nature, and terms of any right of indemnification available to grantors under any title insurance policy, and Grantors will haveno liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any tidal insurance policy. The limitations contained in this paragraph specifically do not relieve Grantors of any liability or obligations under this instrument, but merely define the scope, nature, and amount of liability or obligations.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSONS TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS' RIGHTS, IF ANY UNDER ORS 195.300 (Definitions for ORS195.300 to 195.336), 195.301 (Legislative

findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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: June 2, 2022.

Robert B. Neilsen

Judith E. Neilsen

State of Oregon

: ss.

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County of Lane

On this .d.... day of June, 2022, before me, personally appeared Robert B. Neilsen and Judith E. Neilsen, proved their identities to me with satisfactory evidence, and acknowledged that each voluntarily signed it.

Notary Public for Oregon