

2022-009075

Klamath County, Oregon



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07/25/2022 12:37:36 PM

Fee: \$87.00

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

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 shown 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 have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any title 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 ORS 195.300 to 195.336), 195.301 (Legislative

