

Richard L. Nelson, AKA Richard LeRoy Nelson  
Grantor

Richard L. Nelson, Trustee  
1135 Homedale Rd.  
Klamath Falls, OR 97603

Grantee  
After recording return to:  
Grantee

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

2022-009209  
Klamath County, Oregon



07/27/2022 02:03:57 PM

Fee: \$87.00

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Richard L. Nelson, AKA Richard LeRoy Nelson, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Richard L. Nelson,, Trustee of the Richard L. Nelson, Living Trust hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

**SEE ATTACHED EXHIBIT "A" ATTACHED AND BY THIS REFERENCE INCOPORATED  
HEREIN.**

3809-035DA-00600

450942

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantor, has executed this instrument this April 17, 2020.

  
Richard L. Nelson, AKA Richard LeRoy Nelson

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Richard L. Nelson, AKA Richard LeRoy Nelson and acknowledge the foregoing instrument to be his voluntary act and deed.

(S E A L)



Before me:   
Notary Public for Oregon

## EXHIBIT "A" LEGAL DESCRIPTION

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SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, TO-WIT:

All of the West half of Lot 72 of Fair Acres Subdivision No. 1, as designated on the official plat thereof on file in Klamath County, Oregon, except the following described tract of land, to-wit:

Beginning at the Northwest corner of said Lot 72 of Fair Acres Subdivision No. 1; thence East along the North line of said Lot 72 a distance of 335 feet to a point; thence South on a line parallel to the West line of said Lot 72 a distance of 130 feet to a point; thence West on a line parallel to the North line of said Lot 72 a distance of 335 feet to the West line of said Lot 72; thence North along the West line of said Lot 72 a distance of 130 feet to the point of beginning,

Subject to contract and/or lien for irrigation and/or drainage, easements, rights of way and reservations of record and those apparent on the land,