



2022-011411
Klamath County, Oregon
09/21/2022 12:06:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Tyler S. Nystrom and Meghan E. Nystrom

PO Box 405

Keno, OR 97627

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

Tyler S. Nystrom and Meghan E. Nystrom

PO Box 405

Keno, OR 97627

File No. 555908AM

STATUTORY WARRANTY DEED

**Bruce Robert Whiteaker and Cathleen Eugenie Whiteaker,
Trustees of The Bruce and Cathleen Whiteaker Living Trust dated March 28, 2016,**

Grantor(s), hereby convey and warrant to

Tyler S. Nystrom and Meghan E. Nystrom, 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:

The following property being situate in the SE1/4 of the SE1/4 of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

BEGINNING at an iron pin which lies West along the Township line a distance of 100 feet and North 0° 45' West parallel to the East Township line a distance of 30 feet from the Southeast corner of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, in Klamath County, Oregon, and thence continuing North 0° 45' West a distance of 208.7 feet to an iron pin; thence West parallel to the South Township line a distance of 143 feet to a point; thence South 0° 37' West a distance of 208.7 feet to a point which lies 30 feet North of the South Township line; thence East 148 feet, more or less, to the point of beginning.

The true and actual consideration for this conveyance is \$245,000.00.

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

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 20th day of September, 2022

Bruce and Cathleen Whiteaker Living Trust

By: 

Bruce Robert Whiteaker, Trustee

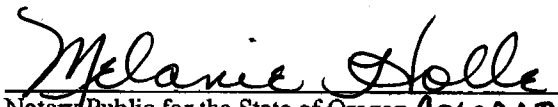

By: 

Cathleen Eugene Whiteaker, Trustee

State of ~~Oregon~~ ss COLORADO 
County of ~~Klamath~~ ARCHULETA 

On this 20th day of September, 2022, before me, MELANIE HOLLE a Notary Public in and for said state, personally appeared ~~BRUCE ROBERT WHITEAKER~~ CATHLEEN EUGENE WHITEAKER 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~~ COLORADO 

Residing at: BAYFIELD, CO
Commission Expires: 07.24.2023

MELANIE HOLLE
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20034024541
MY COMMISSION EXPIRES JUL 24, 2023