



2023-000717
Klamath County, Oregon
02/02/2023 10:25:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Donald M. Nelson, Trustee of the Donald M. Nelson
Trust
dated November 10, 2012
PO Box 437
Bonanza, OR 97623

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

Donald M. Nelson, Trustee of the Donald M. Nelson
Trust
dated November 10, 2012
PO Box 437
Bonanza, OR 97623
File No. 577021AM

STATUTORY WARRANTY DEED

**Robert John Thomas and Rebecca Ann Thomas,
as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Donald M. Nelson, Trustee of the Donald M. Nelson Trust
dated November 10, 2012,**

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:

**Lot 4, Block 57, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 2, according to the official plat
thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$20,000.00.

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:

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 31 day of January, 2023

Robert John Thomas
Robert John Thomas

Rebecca Ann Thomas
Rebecca Ann Thomas

State of Oregon } ss
County of Klamath }

On this 31 day of January, 2023, before me, Twila Jean Pellegrino
a Notary Public in and for said state, personally
appeared Robert John Thomas and Rebecca Ann Thomas, 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath County, Oregon
Commission Expires: 10-27-2026

