

2023-001639

Klamath County, Oregon

03/10/2023 11:32:01 AM

Fee: \$97.00



After recording return to:  
Troy Graves  
2220 Warring St  
Klamath Falls, OR 97601

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

Troy Graves  
2220 Warring St  
Klamath Falls, OR 97601

File No.: 7161-4037108 (1B)

Date: March 07, 2023

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Eric L. Nelson and Kathleen J. Nelson, as Trustees of the Nelson Revocable Living Trust,**  
Grantor, conveys and warrants to **Troy Graves**, Grantee, the following described real property free of  
liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$280,000.00**. (Here comply with requirements of ORS 93.030)

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 8 day of MARCH, 2023.

Eric L. Nelson and Kathleen J. Nelson, as  
Trustees of the Nelson Revocable Living Trust

Eric L. Nelson

Eric L. Nelson, Trustee

Kathleen J. Nelson

Kathleen J. Nelson, Trustee

STATE OF Oregon )  
 ) ss.  
County of Klamath )

This instrument was acknowledged before me on this 8 day of MARCH, 2023  
by as of Eric L. Nelson and Kathleen J. Nelson, as Trustees of the Nelson Revocable Living Trust, on  
behalf of the Trust.



Marla  
Notary Public for Oregon

My commission expires: 2/26/2027

**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**PARCEL I:**

**LOT 6, BLOCK 6, SUPPLEMENTARY PLAT OF DIXON ADDITION TO THE CITY OF KLAMATH, KLAMATH COUNTY, OREGON.**

**PARCEL II:**

**LOT 7, BLOCK 6, DIXON ADDITION TO THE CITY OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON.**

**TOGETHER WITH THE WEST HALF OF THAT PORTION OF VACATED ALLEY BY ORDINANCE NO. 97-3, RECORDED MARCH 27, 1997 IN BOOK M-97 AT PAGE 9017, ADJOINING LOT 7, BLOCK 6, DIXON ADDITION TO THE CITY OF KLAMATH FALLS., MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, THAT WOULD ATTACH BY OPERATION OF LAW.**

**PARCEL III:**

**LOTS 8 AND 9, BLOCK 6, DIXON ADDITION TO THE CITY OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON.**

**TOGETHER WITH THE WEST HALF OF THAT PORTION OF VACATED ALLEY BY ORDINANCE NO. 97-3, RECORDED MARCH 27, 1997 IN BOOK M-97 AT PAGE 9017, ADJOINING LOTS 8 AND 9, BLOCK 6, DIXON ADDITION TO THE CITY OF KLAMATH FALLS., MICROFILM RECORDS OF KLAMATH COUNTY, OREGON, THAT WOULD ATTACH BY OPERATION OF LAW.**

**PARCEL IV:**

**TRACT A:**

**LOT 1, BLOCK 6, DIXON ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.**

**TOGETHER WITH THE SOUTH HALF OF THE PORTION OF VACATED WARRING STREET AS VACATED BY ORDINANCE #97-3 ADJOINING LOT 1, BLOCK 6 AND THE EAST HALF OF THAT PORTION OF VACATED ALLEY BY ORDINANCE # 97-3, RECORDED MARCH 27, 1997 IN BOOK M-97 AT PAGE 9017, ADJOINING LOT 1, BLOCK 6, DIXON ADDITION TO THE CITY OF KLAMATH FALLS, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.**

**TRACT B:**

**LOT 2, BLOCK 6, DIXON ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.**

**TOGETHER WITH THE EAST HALF OF THAT PORTION OF VACATED ALLEY BY ORDINANCE # 97-3, RECORDED MARCH 27, 1997 IN BOOK M-97 AT PAGE 9017, ADJOINING LOT 2, BLOCK 6, DIXON ADDITION TO THE CITY OF KLAMATH FALLS, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.**

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