

Returned at Counter

Tony M. Nunes and Rebecca L. Nunes ..... Grantors  
Tony M. Nunes and Rebecca L. Nunes, Co-Trustees  
The Tony M. and Rebecca L. Nunes Family Trust.  
UAD May 18<sup>th</sup>, 2023 ..... Grantee

2023-003840  
Klamath County, Oregon



05/19/2023 01:12:30 PM      Fee: \$87.00

**AFTER RECORDING RETURN TO:**  
Tony M. Nunes and Rebecca L. Nunes, Co-Trustees  
The Tony M. and Rebecca L. Nunes Family Trust  
~~UAD May 18<sup>th</sup>, 2023~~ .....  
5507 Liberty Ave., Klamath Falls, OR. 97603

**SEND TAX STATEMENTS TO:**  
Tony M. Nunes and Rebecca L. Nunes, Co-Trustees .....  
The Tony M. and Rebecca L. Nunes Family Trust  
UAD May 18<sup>th</sup>, 2023  
5507 Liberty Ave., Klamath Falls, OR. 97603

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that TONY MICHAEL NUNES and REBECCA LYNN NUNES, hereinafter collectively called Grantors, for the consideration hereinafter stated to the Grantors paid by, TONY MICHAEL NUNES and REBECCA LYNN NUNES, as Co-Trustees, and Successor Trustee, UAD May 18<sup>th</sup>, 2023, UAT the Tony M. and Rebecca L. Nunes Family Trust UAD May 18<sup>th</sup>, 2023, hereinafter called Grantee, do hereby grant, bargain, sell and convey unto the said Grantee, their successor Trustees and assigns all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the county of Klamath, Oregon, and more particularly described as follows, to-wit:

Those three (3) parcels of real property more particularly described in Exhibit A attached hereto which Exhibit A is by this reference incorporated herein and made a part hereof as if fully set forth herein in it's entirety (hereinafter referred to as the "Property").

To Have and to Hold the same unto said Grantee, their successor Trustees or assigns forever.

The Grantors do hereby covenant to and with the above named Grantee, their successor Trustees and assigns, that the Grantors are lawfully seised in fee simple of the Property, that the same is free from all encumbrances and that Grantors will warrant and forever defend said Property and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

The true and actual consideration paid for this conveyance, stated in terms of dollars, is \$-0-. The consideration consists of other value given which is the whole consideration.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 18<sup>th</sup>, May, 2023.

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 17, 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 BY 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.

TONY MICHAEL NUNES - Grantor

REBECCA LYNN NUNES - Grantor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on May 18<sup>th</sup>, 2023, by Tony Michael Nunes and Rebecca L. Nunes who declared their respective signatures to this instrument to be their voluntary act and deed.



Notary Public for Oregon

## PARCEL NO. 1:

A parcel of land in Section 6, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which marks the Southeasterly corner of Block 35 of Tract 1081, FIFTH ADDITION TO KLAMATH RIVER ACRES; thence South 45 degrees 05' 10" East 123.33 feet to the most Northerly corner of parcel of land described in Book M-85 at Page 20500, Deed Records; thence South 58 degrees 15' 00" West along the Northwesterly boundary of said parcel a distance of 206.5 feet; thence South 45 degrees 05' 10" East a distance of 21.78 feet to a point; thence South 58 degrees 15' 00" West 277.46 feet to a point on the Easterly right of way line of the Reno-Worden road; thence along said right of way line North 31 degrees 33' 00" West 81.2 feet, more or less, to the most Southerly corner of Lot 26, Block 34 of FIFTH ADDITION TO KLAMATH RIVER ACRES; thence leaving said right of way North 58 degrees 15' 00" East 299.87 feet; thence North 31 degrees 33' 00" West 60 feet; thence North 58 degrees 15' 00" East 150.13 feet to the point of beginning.

CODE 21 MAP 4008-600 TL 600

## PARCEL NO. 2:

LEGAL DESCRIPTION: LOT 23, BLOCK 2, TRACT NO. 1096, AMERICANA, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

THIS PROPERTY LIES IN THE COUNTY OF KLAMATH, STATE OF OREGON.

## PARCEL NO. 3:

Lot 97, FOURTH ADDITION TO HARBOR ISLES - TRACT 1347, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-019CA-00105-000

Key No: 886084