

2023-006054

Klamath County, Oregon

07/21/2023 08:57:02 AM

Fee: \$87.00

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Erik C. Larsen
Jarvis, Glatte, Larsen & Bunick, LLP
823 Alder Creek Drive
Medford, OR 97504

**UNTIL A CHANGE IS REQUESTED
SEND ALL TAX STATEMENTS TO:**

No change

GRANTEE:

Nancy Dicus
1136 Stanford Ave.
Medford, OR 97504

DEED/BILL OF SALE

In consideration of the sum of zero dollars (\$0.00), the receipt whereof is hereby acknowledged, I, NANCY DICUS, as "Grantor," do hereby grant, bargain, sell, transfer and deliver unto NANCY NAVE DICUS, as trustee of the NANCY SCHEELE NAVE LIVING TRUST dated July 20, 2023, as "Grantee," all of my interest in the improvements located in Klamath County, Oregon, 97601 in the County of Klamath to wit:

Recreation residence located at Lake of the Woods, Freemont Winema Forest, Klamath County, Oregon, Block M, Lot 2 (this structure is not to be treated as real property, because the United States Forest Service holds title to the land)

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.

IN WITNESS WHEREOF, Grantor has hereunto subscribed her name to this instrument effective this July 20, 2023.

GRANTOR:


Nancy Dicus


STATE OF OREGON)

) ss.

County of Jackson)

On this July 20, 2023, before me, the undersigned Notary Public in and for said State, personally appeared NANCY DICUS, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.




Notary Public for the State of Oregon