



2024-000875
Klamath County, Oregon
02/02/2024 02:35:01 PM
Fee: \$102.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Stephen D. Bland

4714 Pepperwood Ct

Klamath Falls, OR 97603

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

Stephen D. Bland

4714 Pepperwood Ct

Klamath Falls, OR 97603

File No. 617454AM

STATUTORY WARRANTY DEED

James R. Warner, Trustee, of the James R. Warner Family Trust dated November 20, 2003 and Dennis Ray Nelson, Affiant of Beverly J. Nelson Estate, also known as Beverly Jean Nelson, and Dennis Ray Nelson Individually,

Grantor(s), hereby convey and warrant to

Stephen D. Bland,

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 10 in Block 4 of TRACT NO. 1087, FIRST ADDITION TO BANYON PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$255,000.00.

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:

Signed in Counterpart

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 29th day of JANUARY, 2024.

James R Warner, Trustee of the James R. Warner Family Trust dated November 20, 2003

James R Warner TRUSTEE
James R. Warner, Trustee

Estate of Beverly Jean Nelson

BY: Dennis Ray Nelson, Affiant

BY: Dennis Ray Nelson, Individually

State of Oregon } ss
County of Klamath }

On this _____ day of January, 2024, before me, _____ a
Notary Public in and for said state, personally appeared Dennis Ray Nelson, 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
Residing at: Klamath County, Oregon
Commission Expires:

State of Oregon
County of Klamath

On this ____ day of _____, in the year 2024, before me, _____,
a Notary Public in and for said state, personally appeared Dennis Ray Nelson known or identified to me
to be the person whose name is subscribed to the foregoing instrument as Affiant of the estate of Beverly
Jean Nelson, and acknowledged to me that he executed the same as Affiant.

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 _____
Residing at: _____
Commission Expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate
verifies only the identity of the individual who signed the
document to which this certificate is attached, and not the
truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

On 1-29-2024 before me, Barbara J. Daniels, notary public
(Insert name and title of the officer)

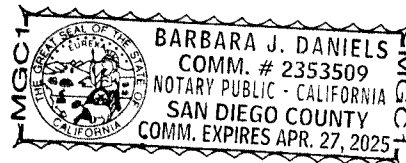
personally appeared James R. Warner, who proved to me on the basis of satisfactory evidence to be the
person(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted,
executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph
is true and correct.

WITNESS my hand and official seal.

Signature

Barbara J. Daniels (Seal)



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 30 day of January, 2024

James R Warner, Trustee of the James R. Warner Family Trust dated November 20, 2003

James R. Warner, Trustee

Estate of Beverly Jean Nelson

Dennis Ray Nelson

BY: Dennis Ray Nelson, Affiant

Dennis Ray Nelson

BY: Dennis Ray Nelson, Individually

State of Oregon } ss
County of Klamath }

On this 30 day of January, 2024, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared Dennis Ray Nelson, 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.

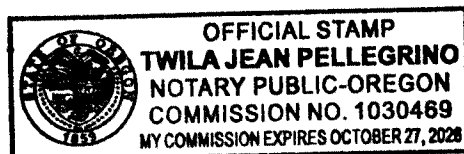
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Twila Jean Pellegrino

Notary Public for the State of Oregon

Residing at: Klamath County, Oregon

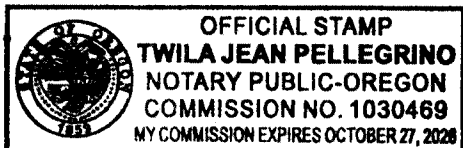
Commission Expires: 10-27-2026



State of Oregon
County of Klamath

On this 30 day of January, in the year 2024, before me, Twila Jean Pellegrino,
a Notary Public in and for said state, personally appeared Dennis Ray Nelson known or identified to me
to be the person whose name is subscribed to the foregoing instrument as Affiant of the estate of Beverly
Jean Nelson, and acknowledged to me that he executed the same as Affiant.

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

ACKNOWLEDGMENT

A notary public or other officer completing this certificate
verifies only the identity of the individual who signed the
document to which this certificate is attached, and not the
truthfulness, accuracy, or validity of that document.

State of California
County of _____)

On _____ before me, _____,
(Insert name and title of the officer)

personally appeared James R. Warner, who proved to me on the basis of satisfactory evidence to be the
person(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted,
executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph
is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)