

2024-001382

Klamath County, Oregon



00325329202400013820050055

02/22/2024 11:12:49 AM

Fee: \$102.00

GRANTOR:

The Todd and Yvette Nelson Trust,
Robert L. Nelson and
Linda L. Nelson
257 Oak Villa Rd,
Dallas, OR 97338

GRANTEE:

Robert Lee Nelson
Linda Lou Nelson
257 Oak Villa Rd,
Dallas, OR 97338

AFTER RECORDING, RETURN TO:

Stan Butterfield, P.C.
Attorney at Law
605 SW Church St.
Dallas, OR 97338

SEND ALL TAX STATEMENTS TO:

Robert Lee Nelson
Linda Lou Nelson
257 Oak Villa Rd,
Dallas, OR 97338

STATUTORY WARRANTY DEED

Todd and Yvette Nelson, Trustees of the Todd and Yvette Nelson Trust, tenants by the entirety of an undivided 50% interest; and, Robert L. Nelson and Linda L. Nelson, tenants by the entirety of an undivided 50% interest, collectively "Grantor," do hereby grant, bargain, sell and convey to Robert Lee Nelson and Linda Lou Nelson, tenants in the entirety, Grantee, all right and interest of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in Klamath County, State of Oregon, and described as follows:

Legal Description: See Exhibit A attached hereto

To have and to hold the same unto Grantee, and Grantee's heirs, successors-in-interest and assigns forever.

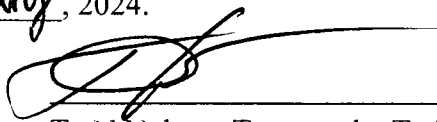
The true and actual consideration paid for the 50% transfer from Todd and Yvette Nelson, Trustees, The Todd and Yvette Nelson Trust, stated in terms of dollars, is \$0; and the true and actual consideration paid for the 50% transfer from Robert L. Nelson and Linda L. Nelson, stated in terms of dollars is \$0, as the actual consideration consists of or includes other

property or value given or promised which is the whole consideration, and is for estate planning purposes.

IN WITNESS WHEREOF, Grantor has executed this instrument.

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 FOR 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.

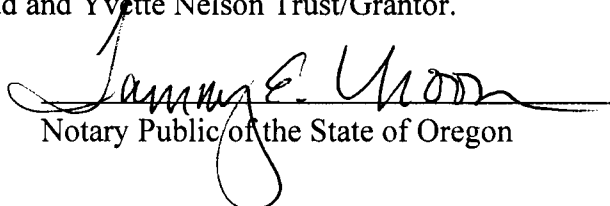
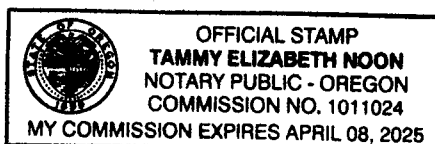
Dated this 16th day of February, 2024.



Todd Nelson, Trustee, the Todd and Yvette Nelson Trust

State of Oregon)
) ss.
County of Polk)

This instrument was acknowledged before me on February 16, 2024, by Todd Nelson in his capacity as Trustee, the Todd and Yvette Nelson Trust/Grantor.

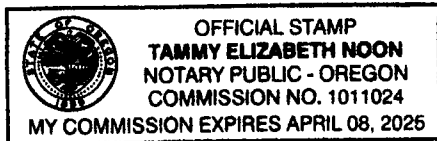


Notary Public of the State of Oregon

Yvette Nelson
Yvette Nelson, Trustee, the Todd and Yvette Nelson Trust

State of Oregon)
) ss.
County of Polk)

This instrument was acknowledged before me on February 16, 2024, by Yvette Nelson in her capacity as Trustee, the Todd and Yvette Nelson Trust/Grantor.

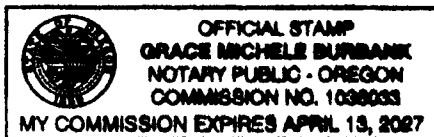


Tammy E. Noon
Notary Public of the State of Oregon

Robert L. Nelson
Robert L. Nelson

State of Oregon)
) ss.
County of Polk)

This instrument was acknowledged before me on February 14, 2024, by Robert L. Nelson in his capacity as Grantor.

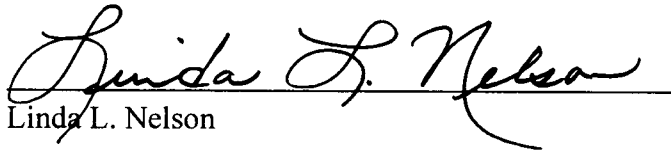


Grace Michele Burbank
Notary Public of the State of Oregon

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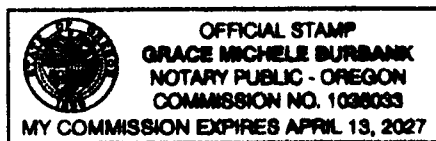
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Linda L. Nelson

State of Oregon)
) ss.
County of Polk)

This instrument was acknowledged before me on February 14, 2024, by Linda L. Nelson in her capacity as Grantor.




Notary Public of the State of Oregon

EXHIBIT A

Legal Description

A parcel of land situated in the NE1/4 SW1/4 of section 7, Township 24 South, Range 7 East of the Willamette Meridian, in Klamath County, Oregon, described as follows:

Beginning at a point on the West line of said NE1/4 SW1/4 which is 630 feet North of the Southwest corner thereof; thence East, parallel with the South line of said NE1/4 SW1/4 to the Westerly right of way line of Highway #58, thence North 16° 21' 06" West along said right of way line a distance of 268.7 feet, more or less, to Southeast corner of parcel described in Deed to Clarence W. Reeve, recorded in Volume M84, page 19845, Deed Records of Klamath County, Oregon; thence West along the South line of last mentioned parcel to the West line of said NE1/4 SW1/4; thence South along said West line a distance of 255.5 feet, more or less, to the point of beginning; SAVE AND EXCEPT a strip of land 82 feet wide running parallel to the Northern boundary of above described property.