



After recording return to:
Nelson Revocable Living Trust
1402 Elderberry Lane
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Nelson Revocable Living Trust
1402 Elderberry Lane
Klamath Falls, OR 97601

File No.: 7161-4134249 (lb)
Date: January 31, 2024

2024-001431

Klamath County, Oregon

02/23/2024 02:08:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

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

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

Lots 18 and 19, Block 41, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County of Klamath County, Oregon.

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 **\$30,000.00**. (Here comply with requirements of ORS 93.030)

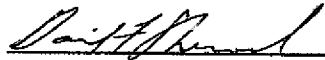
APN: 175483


Statutory Warranty Deed
- continued

File No.: 7161-4134249 (1b)

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 22 day of February, 2024.



David F. Sherwood


Anne T. Howell

STATE OF Oregon)
County of Lane) ss.

This instrument was acknowledged before me on this 22 day of February 2024 by **David F. Sherwood and Anne T. Howell.**




Notary Public for Oregon
My commission expires: 2-17-2025