



2024-007389
Klamath County, Oregon
08/23/2024 03:26:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Raymond J. Nielsen
2839 Crest St.
Klamath Falls, OR 97603

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

Raymond J. Nielsen
2839 Crest St.
Klamath Falls, OR 97603
File No. 646462AM

STATUTORY WARRANTY DEED

Jennifer McCool and Cody S. McCool, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Raymond J. Nielsen, Trustee of The Janet I. Nielsen and Raymond J. Nielsen 2013 Trust,

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:

A portion of the SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which lies North 1°14' West a distance of 680.3 feet, and South 89°26' West a distance of 1133 feet, from the iron pin which marks the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence continuing South 89°26' West a distance of 151.5 feet; thence North 1°05' West 143.7 feet; thence North 89°24' East 56.7 feet to the Westerly boundary of the U.S.R.S. Drain; thence South 34°19' East along the Westerly boundary of the U.S.R.S. Drain 172.9 feet to the point of beginning.

SAVING AND EXCEPTING a strip 20 feet wide along the Northerly boundary of the above described property.

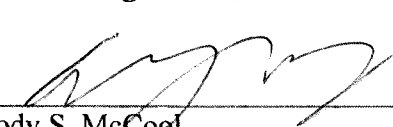
The true and actual consideration for this conveyance is \$283,500.00.

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:

Real property taxes due, if any, but not yet payable

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: August 13, 2024


Cody S. McCool


Jennifer McCool

State of OKLAHOMA } ss
County of LEFLORE }

On this 17 day of August, 2024, before me, CARL SHELTON a Notary Public in and for said state, personally appeared Jennifer McCool and Cody S. McCool, 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 OKLAHOMA
Residing at: LEFLORE COUNTY
Commission Expires: 03/30/2028

