

2024-007706

Klamath County, Oregon



00333068202400077060020028

09/03/2024 02:37:10 PM

Fee: \$87.00

Laura Nickerson, FKA Laura Smith and Todd Nickerson  
Grantors  
Laura Nickerson, and Todd Nickerson, Trustees  
1810 North El Dorado  
Klamath Falls, OR 97601  
Grantees

After recording return to:  
Grantees

Until a change is  
requested, all tax statements shall be sent to:  
Laura Nickerson and Todd Nickerson, Trustees  
1810 North El Dorado, Klamath Falls, OR 97601

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That Laura Nickerson, FKA Laura Smith and Todd Nickerson, hereinafter called the grantors, for the consideration hereinafter stated, to grantors paid by Laura Nickerson and Todd Nickerson, Trustees of THE TODD AND LAURA NICKERSON LIVING TRUST hereinafter called the grantees, do hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED hereto and by this reference incorporated herein as if fully set out.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

To Have and to Hold the same unto the said grantees and grantees' heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantors, have executed this instrument this July 25, 2024.

Laura Nickerson, FKA Laura Smith

Todd Nickerson

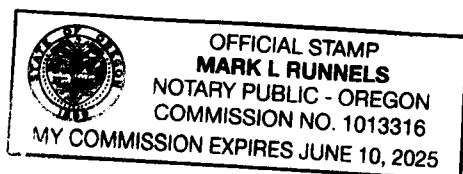
STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Laura Nickerson, FKA Laura Smith and Todd Nickerson and each acknowledged the foregoing instrument to be their voluntary act and deed.

This 25th day of July, 2024.

(S E A L)

Before me:   
Notary Public for Oregon



## EXHIBIT "A"

### PARCEL ONE:

Lot 10, Block 11, ELDORADO ADDITION, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. Less the West 5 feet thereof.

### PARCEL TWO:

All that portion of Lot 7, lying Southeasterly of a line drawn 12 feet Northeasterly of and parallel to the Southerly line of said Lot 7, and all that portion of Lot 8 lying Northwesterly of a line drawn 12 feet Northwesterly of and parallel to the Southeasterly line of said Lot 8, all in Block 11 of ELDORADO ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon.