



2024-009772  
Klamath County, Oregon  
11/08/2024 08:49:01 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
Kirsten Claire Nielsen  
292 San Benancio Rd.  
Salinas, CA 93908

Until a change is requested all tax statements shall be  
sent to the following address:  
Kirsten Claire Nielsen  
292 San Benancio Rd.  
Salinas, CA 93908  
File No. 656683AM

STATUTORY WARRANTY DEED

Gregory Paul Houser Jr. and Lisa Ann Marchese, as Tenants by the Entirety,  
Grantor(s), hereby convey and warrant to

Kirsten Claire Nielsen,

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:

The NE1/4 of the SW1/4 and all that portion of the NW1/4 of the SE1/4 lying Westerly of the center  
thread of the Williamson River, in Section 25, Township 32 South, Range 7 East of the Willamette  
Meridian, Klamath County, Oregon, EXCEPT that portion lying within the right of way of the  
Southern Pacific Railroad formerly the Central Pacific Railway Co.

The true and actual consideration for this conveyance is \$31,000.00.  
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:

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.

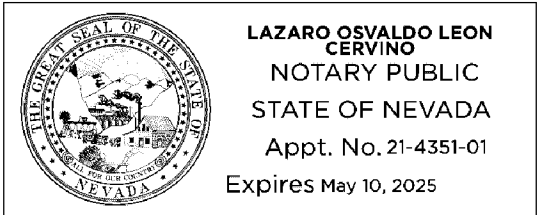
Dated: November 7<sup>th</sup>, 2024

Gregory Paul Houser Jr.  
Gregory Paul Houser Jr.

State of Nevada } ss  
County of Clark }

On this 7<sup>th</sup> day of November, 2024, before me, LAZARO OSVALDO LEON CERVINO, a Notary Public in and for said state, personally appeared Gregory Paul Houser Jr., 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.

Lazaro  
Notary Public for the State of Nevada  
Residing at: Clark  
Commission Expires: 05/10/2025  
Notarized remotely using audio-video communication technology via Proof.



Lisa Ann Marchese  
Lisa Ann Marchese

State of Nevada } ss  
County of Clark }

On this 7<sup>th</sup> day of November, 2024, before me, LAZARO OSVALDO LEON CERVINO, a Notary Public in and for said state, personally appeared Lisa Ann Marchese, 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.

Lazaro  
Notary Public for the State of Nevada  
Residing at: Clark  
Commission Expires: 05/10/2025  
Notarized remotely using audio-video communication technology via Proof.

