



2024-009937
Klamath County, Oregon
11/14/2024 02:20:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Trava Nieves

2115 Kimberly Dr.

Klamath Falls, OR 97603

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

Trava Nieves

2115 Kimberly Dr.

Klamath Falls, OR 97603

File No. 657463AM

STATUTORY WARRANTY DEED

David S. Sampson and Niki M. Sampson, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Trava Nieves,

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:

**Lot 8 in Block 2 of TRACT NO. 1120, SECOND ADDITION TO EAST HILLS ESTATES,
according to the official plat thereof on file in the office of the County Clerk of Klamath County,
Oregon.**

The true and actual consideration for this conveyance is \$378,000.00.

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:

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: November 5, 2024

David S. Sampson 11/9/24
David S. Sampson

Niki M. Sampson 11-9-24
Niki M. Sampson

State of Idaho } ss
County of Clearwater }

On this 9th day of November, 2024, before me, Karen Hunter a
Notary Public in and for said state, personally appeared David S. Sampson and Niki M. Sampson, 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.

Karen Hunter
Notary Public for the State of Idaho
Residing at: Orofino, ID
Commission Expires: 7/12/27

