

Returned at Counter

Claudia J. Nikola, Chad Elbert and Nikki Elbert
Grantors

Claudia J. Nikola, Trustee
5011 Burgdorf Road
Bonanza, OR 97623
Grantee

After recording return to:
Grantee

2024-010952

Klamath County, Oregon



00336902202400109520020026

12/18/2024 02:08:18 PM

Fee: \$87.00

Until a change is
requested, all tax statements shall be sent to:
Claudia J. Nikola, Trustee
5011 Burgdorf Road, Bonanza, OR 97623

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Claudia J. Nikola, Chad Elbert and Nikki Elbert, hereinafter called the grantors, for the consideration hereinafter stated, to Claudia J. Nikola, Chad Elbert and Nikki Elbert hereinafter called the grantees as tenants by the Entirety with rights of survivorship, do hereby grant, bargain, sell and convey unto the said grantees' and grantees' 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.

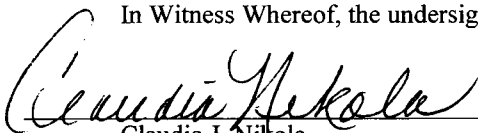
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 December 18, 2024.


Claudia J. Nikola


Chad Elbert

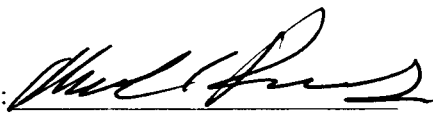

Nikki Elbert

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Claudia J. Nikola, Chad Elbert and Nikki Elbert and each acknowledged the foregoing instrument to be their voluntary act and deed.

This 18 th day of December, 2024.

(S E A L)

Before me: 
Notary Public for Oregon

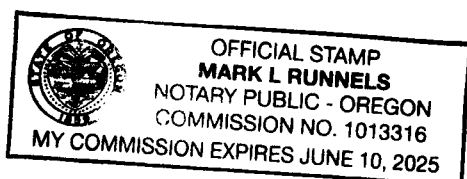


Exhibit A

DESCRIPTION

The following described real property situate in Klamath County, Oregon:

Parcel 1:

A tract of land situated in the NE $\frac{1}{4}$ of Section 19, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a County Surveyor brass capped monument marking the Northeast corner of said Section 19; thence South $00^{\circ}14'22''$ West along the East line of said Section 19, 333.00 feet to a $\frac{5}{8}$ inch iron pin; thence West 1289.21 feet to a $\frac{5}{8}$ inch iron pin on the Easterly right of way line of the County Road; thence following said Easterly line, North $10^{\circ}07'20''$ West 136.50 feet to a $\frac{5}{8}$ inch iron pin; thence along a curve to the right (central angle $08^{\circ}58'41''$ and radius 1250 feet) 195.87 feet to a $\frac{5}{8}$ inch iron pin on the North line of said Section 19; thence North $89^{\circ}49'58''$ East along the North line of said Section 19, 1333.80 feet to the point of beginning.

Parcel 2:

A tract of land situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 20, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Section 20, marked by a Klamath County Surveyor Brass Capped Monument; thence South $89^{\circ}40'49''$ East along the Northerly boundary of said Section 20, 170.94 feet to a $\frac{5}{8}$ inch iron pin; thence continuing South $89^{\circ}40'49''$ East 14.0 feet to the Westerly bank of Lost River; thence along the Westerly bank of Lost River South $05^{\circ}50'44''$ West 333.71 feet; thence West 152.34 feet to the West boundary of said Section 20; thence North $00^{\circ}14'22''$ East, along the West boundary of Section 20, 333.00 feet to the point of beginning.