



2025-000996
Klamath County, Oregon
02/13/2025 01:04:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Thomas M. Worrall and Susan E. Worrall

35100 Keno Springs Rd.

Bonanza, OR 97623

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

Thomas M. Worrall and Susan E. Worrall

35100 Keno Springs Rd.

Bonanza, OR 97623

File No. 663444AM

STATUTORY WARRANTY DEED

Jack L. Nutting and Michael Klimish,

Grantor(s), hereby convey and warrant to

Thomas M. Worrall and Susan E. Worrall, as Tenants by the Entirety,

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 W1/2 NW1/4 of Section 36, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$50,000.00.

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.

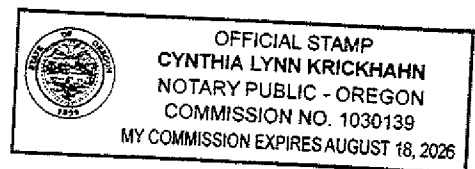
Dated: February 11, 2025

Jack L. Nutting
Jack L. Nutting

State of Oregon } ss
County of Josephine }

On this 11 day of February, 2025, before me, Cynthia Lynn Krickhahn, a Notary Public in and for said state, personally appeared Jack L. Nutting, 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.

Cynthia Lynn Krickhahn
Notary Public for the State of Oregon
Residing at: Josephine County
Commission Expires: 08-18-26



Dated: February 11, 2025

Michael Klimish
Michael Klimish

State of Oregon } ss
County of Josephine }

On this 11 day of February, 2025, before me, Cynthia Lynn Krickhahn, a Notary Public in and for said state, personally appeared Michael Klimish, 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.

Cynthia Lynn Krickhahn
Notary Public for the State of Oregon
Residing at: Josephine County
Commission Expires: 08-18-26

