



THIS SPACE RESERVED FOR RECORDER'S USE

2025-009959  
Klamath County, Oregon  
11/06/2025 08:52:02 AM  
Fee: \$92.00

After recording return to:

Tom Quinn  
4729 NE Alberta Ct.  
Portland, OR 97218

Until a change is requested all tax statements shall be

sent to the following address:

Tom Quinn  
4729 NE Alberta Ct.  
Portland, OR 97218  
File No. 1034643

**STATUTORY WARRANTY DEED**

**Beverly Jean Nevins, Trustee of The Nevins Living Trust, U/A dated August 28, 2024, Grantor(s), hereby convey and warrant to**

**Tom Quinn ,**

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:

**A parcel of land lying in Lot 5, Block 21, ORIGINAL TOWN OF LINKVILLE, now Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:**

**Beginning at a point on the Southeasterly side of Pine Street which point is 15 feet Northeasterly from the most Westerly corner of said Block 21; thence Southerly at right angles to Pine Street 120 feet, more or less, to the Southeasterly line of Lot 5 of said Block 21; thence Northeasterly along said Southeasterly line of said Lot 5 to a point 2.25 feet Southwesterly of the Southwesterly line of Lot 6 of said Block 21; thence Northwesterly and Parallel with the Southwesterly line of said Lot 6, 120 feet, more or less, to the Southeasterly line of Pine Street; thence Southwesterly along the Southeasterly line of Pine Street to the point of beginning.**

**The true and actual consideration for this conveyance is \$190,000.00.**

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: Nov. 4, 2025

The Nevins Living Trust, U/A dated August 28, 2024

By: Beverly J. Nevins  
Beverly Jean Nevins, Trustee

State of Oregon ss.  
County of Marion

On this 4<sup>th</sup> day of November, 2025, before me, Tina Kelly, a Notary Public in and for said state, personally appeared Beverly Jean Nevins known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustee of the the Nevins Living Trust, U/A dated August 28, 2024 and acknowledged that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Tina Kelly  
Notary Public for the State of Oregon  
Residing at: Salem  
Commission Expires: 11-16-2026

