

48268

BARGAIN AND SALE DEED

WALTER I. NELSON, and JOAN E. NELSON, husband and wife, (Grantors) do grant, sell, release and transfer to WALTER I. NELSON and JOAN E. NELSON, Trustees of the NELSON FAMILY TRUST u.a.d. April 18, 1989, all right, title and interest in and to the real property located in Klamath County, Oregon described as follows:

Lot 7, Block 93, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance is valuable, but not expressed in dollars; the conveyance is made to organize the estates WALTER I. NELSON and JOAN E. NELSON for improved administration of assets while alive and competent, and ease of transition thereafter.

THIS INSTRUMENT WILL 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 PERSONS ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USE.

Until change is requested, all tax statements shall be sent to the following address: Mr. and Mrs. Walter I. Nelson, 324 Donald Street, Klamath Falls, Oregon 97601.

DATED this 18 day of April, 1989.

Walter I. Nelson
WALTER I. NELSON

Joan E. Nelson
JOAN E. NELSON

STATE OF OREGON)
)ss.
County of Jackson)

On April 18, 1989 personally appeared WALTER I. NELSON and JOAN E. NELSON, who, being duly sworn, acknowledged the foregoing instrument to be their voluntary act and deed. Before me signed:

Wesley M. Munn
Notary Public for Oregon
My Commission Expires: 6-17-90

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Walter Nelson the 30th day of July A.D., 19 92 at 2:12 o'clock PM., and duly recorded in Vol. M92 of Deeds on Page 16927.

FEE \$30.00

Evelyn Biehn County Clerk

By Pauline Munn

Return, Walter & Joan Nelson
324 Donald
Klamath Falls, OR 97601