

NR

51693

98 JAN 15 P3:24 Vol. M98 Page 1394

Patrick J. and Patricia L. Nelson  
16028 Dick Rd.  
LaPine, OR 97739  
Grantor's Name and Address

Same

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Patrick J. and Patricia L. Nelson  
16028 Dick Rd.  
LaPine, OR 97739

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Same

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee: \$30.00

C98

STATE OF OREGON,  
County of Klamath ) ss.

I certify that the within instrument was received for record on the 15th day of January, 19 98, at 3:24 o'clock P.M., and recorded in book/reel/volume No. M98 on page 1394 and/or as fee/file/instrument/microfilm/reception No. 51693-Deed Records of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk  
NAME TITLE

By Kathleen Ross, Deputy.

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that PATRICK J. NELSON

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto PATRICK J. NELSON and PATRICIA L. NELSON, husband and wife hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

## Property Description

.....a parcel of land containing 1500 square feet, situate in the SE $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 30, T. 24 S., R. 9 E., W. M., Klamath County, Oregon, and more particularly described as follows:

BEGINNING AT A POINT: a 3/4" iron pin which is S 39° 40' W 215 Feet and S 50° 20' E 220 Feet from the intersection of the south line of Crescent Township and the easterly line of Main Street of Crescent, Oregon;

THENCE S 50° 20' E 20 Feet,  
S 39° 40' W 75 Feet,  
N 50° 20' W 20 Feet,

N 39° 40' E 75 Feet to the Point of Beginning and being those excepted lands denoted in Deed Volume M95 at Page 8138, records of Klamath County, Oregon. These lands adhere to and become a part of Tax Lot 24-09-30CD-800 as described in the aforesaid deed of record.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ Vesting. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols  $\Phi$ , if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 14th day of January, 19 98; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Patrick J. Nelson  
PATRICK J. NELSON

STATE OF OREGON, County of Deschutes ) ss.

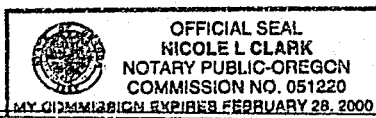
This instrument was acknowledged before me on January 14, 1998,  
by Patrick J. Nelson

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Nicole L. Clark  
Notary Public for Oregon

My commission expires 2/28/2000