

05 FEB 28 AM 11:15



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Vol M05 Page 12974

Christina L. Nelson
9808 Tingley Lane
Klamath Falls, Or 97603
Grantor's Name and Address
Christina L. Nelson, Conservator
9808 Tingley Lane
Klamath Falls, Or 97603
Grantee's Name and Address

After recording, return to (Name, Address, Zip):
Christina L. Nelson, Conservator
9808 Tingley Lane
Klamath Falls, Or 97603
Until requested otherwise, send all tax statements to (Name, Address, Zip):
Christina L. Nelson, Conservator
9808 Tingley Lane
Klamath Falls, Or 97603

State of Oregon, County of Klamath
Recorded 02/28/2005 11:15 A m
Vol M05 Pg 12974
By Linda Smith, County Clerk
Fee \$ 21 # of Pgs 1

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that CHRISTINA L. NELSON

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto CHRISTINA L. NELSON, Conservator for Richard Nelson JR,
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:

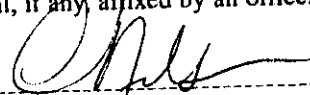
1405 Johnson Street, Klamath Falls, Oregon, more fully described as:

The Westerly 60 feet of Lot 6, Block 31, HILLSIDE 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, together with the North one-half of vacated Donald Street adjacent thereto.

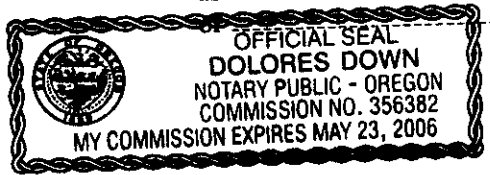
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

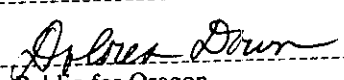
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0-. [Ⓢ] However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. [Ⓢ] (The sentence between the symbols [Ⓢ], 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 on February 28, 2005; 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.


Christina L. Nelson

STATE OF OREGON, County of Klamath ss.
This instrument was acknowledged before me on February 28, 2005
by Christina L. Nelson
This instrument was acknowledged before me on _____
by _____
as _____




Notary Public for Oregon
My commission expires 5-23-2006

214