

EA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Vol M05 Page 52036

05 JUL 7 43:23
Steven E. Nelson
105 Woodland dr
Scotts Valley, CA 95066

Grantor's Name and Address

Steven E. Nelson
105 Woodland dr
Scotts Valley, CA 95066

Grantee's Name and Address

After recording, return to (Name, Address, Zip):
Steven E. Nelson
105 Woodland dr
Scotts Valley, CA 95066

Until requested otherwise, send all tax statements to (Name, Address, Zip):
Steven E. Nelson
105 Woodland dr
Scotts Valley, CA 95066

State of Oregon, County of Klamath
 Recorded 07/07/05 3:50p m
 Vol M05 Pg 52036
 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1

ixed.
 eputy.

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Steven E. Nelson and Lynn L. Ramirez

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Steven E. Nelson and Lynn L. Ramirez, Trustees, of the Successors in Trust, * 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:

* Under the Nelson-Ramirez Living Trust, dated October 2, 2001 and amendments thereto.

Lot 20 of LANDIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM the following described parcel: Beginning at a point on the Southerly line of Lot 20 of LANDIS PARK, 112 feet South 88 degrees 44' West from the iron pin which marks the Southeast corner of Lot 20 LANDIS PARK and running thence; continuing South 88 degrees 44' West a distance of 41.8 feet to the Southwest corner of Lot 20; thence North 26 degrees 33' East, a distance of 33 feet to a point; thence South 44 degrees 24' East a distance of 39.4 feet, more or less, to the point of beginning.

Tax Account No: 3909-010DA-01900-000
 544904

Key No:

(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. ① 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. ② (The sentence between the symbols ①, 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 _____; 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.

Steven E. Nelson
Lynn L. Ramirez

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on July 7, 2005,
 by Steven E. Nelson & Lynn L. Ramirez

This instrument was acknowledged before me on _____,

by _____,

as _____,

of _____.



Kate Lukkari
 Notary Public for Oregon
 My commission expires May 30 2009