

M06-03089

Grantor: Olen H. Nations & Mary S. Nations
Grantee: Mary S. Nations and Olen H. Nations, Trustees

Klamath County, Oregon
02/17/2006 08:57:34 AM
Pages 1 Fee: \$21.00

After Recording Return to:

Steven M. Zipper
Black Helterline LLP
805 S.W. Broadway, Suite 1900
Portland, OR 97205

Until Further Notice, Send Tax Statements to:

No change

BARGAIN & SALE DEED

OLEN H. NATIONS and MARY S. NATIONS, husband and wife, Grantors, convey to **Olen H. Nations and Mary S. Nations, Co-Trustees of the Mary S. Nations Revocable Trust dated September 22, 2004**, Grantee, all of Grantors' right, title and interest in the real property commonly known as 834 Market Street in the City of Klamath Falls, County of Klamath and State of Oregon and legally described as:

Lot 12 in Block 17 of SECOND RAILROAD 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 and actual consideration paid for this conveyance is: OTHER VALUE GIVEN.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 APPROVED USES, 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

EXECUTED this 9th day of Feb, 2006.

GRANTORS:

Olen H. Nations
Olen H. Nations

Mary S. Nations
Mary S. Nations

STATE OF OREGON/ County of Josephine ss.

This instrument was acknowledged before me, a notary public in and for said County and State, this 9th day of February, 2006, by the within named Olen H. Nations and Mary S. Nations as their free and voluntary act and deed.

James A. Hurd
NOTARY PUBLIC FOR OREGON

