

Grantor: Mary S. Nations, Trustee  
Grantee: Olen H. Nations & Mary S. Nations

**M06-03090**

Klamath County, Oregon

02/17/2006 08:59:38 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:**

Olen and Mary Nations  
3013 Pearce Park Rd.  
Grants Pass, OR 97526

**BARGAIN & SALE DEED**

Mary S. Nations, Trustee of the OLEN H & MARY S NATIONS TRUST, Grantor, conveys to OLEN H. NATIONS and MARY S. NATIONS, husband and wife, Grantee, all of Grantor's right, title and interest in the real property commonly known as 853 South Spring Street in the City of Klamath Falls, County of Klamath and State of Oregon and legally described as:

Lots 12, 13, 14, 15 and 16 in Block 19 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, LESS AND EXCEPT the Northerly 48.78 feet of Lot 12, Block 19, SECOND RAILROAD ADDITION to the City of Klamath Falls.

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)).

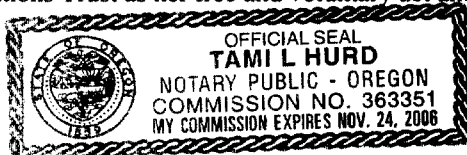
EXECUTED this 9<sup>th</sup> day of Feb, 2006.

GRANTOR:

Mary S Nations  
Mary S. Nations, Trustee of the  
Olen H. & Mary S. Nations Trust

STATE OF OREGON/ County of Josephine ) ss.

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



Tami L Hurd  
NOTARY PUBLIC FOR OREGON