

MT76219-TM  
WALTER P. MITCHELL

THIS

2006-016327

Klamath County, Oregon



00001130200600163270020021

08/14/2006 02:48:23 PM

Fee: \$26.00

Grantor's Name and Address

Jess R. Nelson  
3950 La Marada Way  
Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

Jess R. Nelson  
3950 La Marada Way  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:

Jess R. Nelson  
3950 La Marada Way  
Klamath Falls, OR 97603

Escrow No. MT76219-TM

BSD

**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That WALTER P. MITCHELL, INDIVIDUALLY AND AS TRUSTEE OF THE MITCHELL FAMILY TRUST, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JESS R. NELSON, 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 anyway appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit

Lot 17 and a portion of Lot 16 described as beginning at the most Southerly corner of said Lot 16; thence along the Southwesterly line of said Lot 16 North 32° 53' 46" West, 110.38 feet to the most Westerly corner of said Lot 16; thence along the Northwesterly line of said Lot 16 North 55° 21' 50" East, 5.49 feet; thence leave last mentioned line South 33° 09' 42" East, 110.53 feet to a point on the Southeasterly line of said Lot 16; thence along said Southeasterly line along the arc of a curve to the right (radius point bears North 33° 09' 42" West, 1295.00 feet and a central angle of 00° 15' 56") 6.00 feet to the point of beginning, all in Block 12 of TRACT NO. 1112, EIGHTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the Southwesterly 10 feet of said Lot 17.

Tax Account No: 3909-012CC-00700-000

Key No: 565230

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 AND 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 ORS 197.352.

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 **\$0.00**.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

26.00

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 10 day of August, 2006 if a corporate grantor, 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.

Walter P. Mitchell  
WALTER P. MITCHELL, individually and as trustee

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Aug 10, 2006 by WALTER P. MITCHELL, INDIVIDUALLY AND AS TRUSTEE OF THE MITCHELL FAMILY TRUST.

T McDaniel  
(Notary Public for Oregon)  
My commission expires 12/17/09

