

ESC

NO PART OF ANY STEVENS-NESS FORM MAY BE REPR

2007-004165

Klamath County, Oregon



00017078200700041650010011

03/13/2007 12:31:57 PM

Fee: \$21.00

Robert D. Nelson
12716 Alva Ave
Klamath Falls, OR 97603

Grantor's Name and Address

Robert D. Nelson and/or Tammy L. Hemstedt
with rights of survivorship
12716 Alva Ave Klamath Falls, OR 97603

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

12716 Alva Ave
Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Robert D. Nelson
12716 Alva Ave
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Robert D. Nelson
12716 Alva Ave Klamath Falls, OR 97603
hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Robert D. Nelson and ~~and~~ Tammy L. Hemstedt with rights of survivorship
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:

Lot 10 Block 5, Second addition to Winema Gardens

Code 143 MAP 3909-001 BA TL05700
Key # 506054

(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 \$ 1000.00. 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 MARCH 13, 2007; 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.

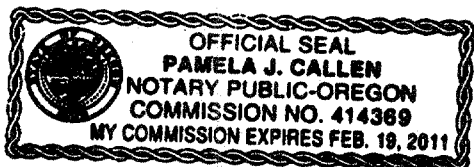
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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, 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.

Robert D. Nelson

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on MARCH 13, 2007 by ROBERT D. NELSON

This instrument was acknowledged before me on _____ by _____ as _____ of _____



Pamela J. Callen
Notary Public for Oregon
My commission expires 2/19/2011