

2008-005432

Klamath County, Oregon



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04/14/2008 03:39:03 PM

Fee: \$21.00

After Recording Return to:

ERIC L. NELSON and KATHLEEN J. NELSON

1402 ELDERBERRY LANE

KLAMATH FALLS, OR 97601

Until a change is requested all tax statements

shall be sent to the following address:

ERIC L. NELSON and KATHLEEN J. NELSON

1402 ELDERBERRY LANE

KLAMATH FALLS, OR 97601

ATE = 65698-MS

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That KATHLEEN J. NELSON, WHO ACQUIRED TITLE AS KATHLEEN JOAN LOCKWOOD, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ERIC L. NELSON and KATHLEEN J. NELSON, husband and wife, 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 anywise appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

KLAMATH

The West 50 feet of Lot 2, Block 13, RIVERSIDE ADDITION TO KALAWATH FALLS, according to the official plat thereof on file in the Office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-032CB TL02900 KEY #610654

To Have and to Hold the same unto the said 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-

(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

In Witness Whereof, the grantor has executed this instrument April 10, 2008; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Kathleen J. Nelson
KATHLEEN J. NELSON

STATE OF OREGON,

) ss.

County of Klamath

The foregoing instrument was acknowledged before me this
11 day of April, 2008, by Kathleen J.
Nelson.

Me Lib
Notary Public for Oregon

My commission expires: [3/10/09]

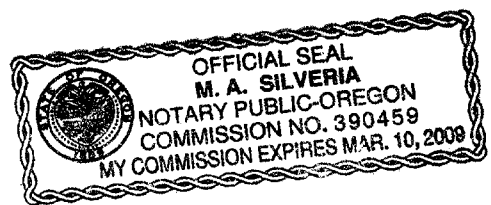
BARGAIN AND SALE DEED

KATHLEEN J. NELSON, as grantor

and

ERIC L. NELSON and KATHLEEN J. NELSON, husband

and wife as grantee



This document is recorded at the request of:

Aspen Title & Escrow, Inc.

525 Main Street

Klamath Falls, OR 97601

Order No.: 65698MS

#01-A