

2008-006034

Klamath County, Oregon



00044926200800060340030038

04/28/2008 09:13:58 AM

Fee: \$31.00



After recording return to:  
Lucy C. Nelson  
18900 Coldsprings Dr.  
Reno, NV 89506

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

Lucy C. Nelson  
~~18900 Coldsprings Dr.~~  
~~Reno, NV 89506~~

*PO. Box 281  
BOWAZA, OK. 97623*  
File No.: ()

Date: April 17, 2008

### STATUTORY BARGAIN AND SALE DEED

**Lucy C. Nelson as Successor Trustee of The Family Trust of H. Carl Nelson and Lucy C. Nelson Trust dated October 12, 2001**, Grantor, conveys to **Lucy C. Nelson, a widow**, Grantee, the following described real property:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, DESCRIBED AS FOLLOWS:

See Attached Exhibit A

The true consideration for this conveyance is **\$0.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, 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 OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

APN:

Bargain and Sale Deed  
- continued

File No.: accwb08a (WDB)  
Date: 04/17/2008

Dated this 17 day of April, 2008.

Lucy C. Nelson  
**Lucy C. Nelson, Successor Trustee of The Family  
Trust of H. Carl Nelson and Lucy C. Nelson Trust  
dated October 12, 2001**

STATE OF Nevada )  
)ss.  
County of Washoe )

This instrument was acknowledged before me on this 17<sup>th</sup> day of April, 2008  
by **Lucy C. Nelson**.

Liberty J. Powers

Notary Public for Nevada  
My commission expires:

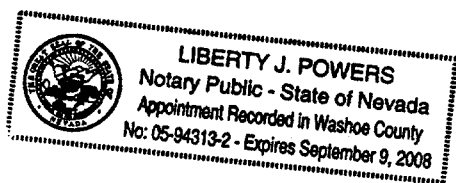


EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 1:

The West 100 feet of the North 155 feet of vacated Block 101 of BOWNE ADDITION TO THE TOWN OF BONANZA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3911 010CC 04100

PARCEL 2:

Beginning at a point 367 feet due West and 317 feet due South of a stake set in a mound of rock being situate South 33 degrees 30' East 17.92 chains from the Northwest corner of the Southeast quarter of the Southwest quarter of Section 10 Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, said point being the true point of beginning of this description, and also being the Southwest corner of that certain parcel of land conveyed to Fred D. Hitson and Estell M. Hitson, husband and wife, and William T. Beal and Cora Mae Beal, husband and wife, by said deed recorded in Vol. 223 at page 349 of Klamath County Deed Records on August 4, 1948; thence, South to the point of intersection of the North or right bank of Lost River; thence, in a Northeasterly direction along said North or right bank of Lost River to the Southeast corner of said parcel conveyed to said Fred Hitson et al, above described; thence, West along the South line of said Hitson Parcel a distance of 242.8 feet, more or less, to the point of beginning.

Excepting from the above described parcel all that portion thereof lying North of the South line of River Street, Bowne Addition to the Town of Bonanza; the parcel herein conveyed being a portion of Out Lot 1, as shown on the plat of said Bowne Addition.

Tax Account No: 3911 015BO 00200