

2008-014807

Klamath County, Oregon



00055567200800148070020020

10/31/2008 03:15:50 PM

Fee: \$26.00



After recording return to:

Donald Nelson

PO Box 437

Bonanza, OR 97623

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

Same As Above

File No.: 7021-1294217 (ALF)

Date: October 30, 2008

THIS SPACE

STATUTORY BARGAIN AND SALE DEED

Donald Nelson and Rocky C. Nelson, Grantor, conveys to **Donald Nelson**, Grantee, the following described real property:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOTS 11, 12, 13, 14 AND 15, BLOCK 46, BOWNE ADDITION TO BONANZA, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

The true consideration for this conveyance is **\$to convey title only**. (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.

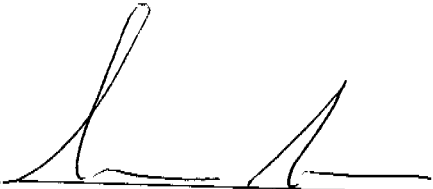
Dated this 30 day of October, 2008.

FLV-


APN: R607169

Bargain and Sale Deed
- continued

File No.: 7021-1294217 (ALF)
Date: 10/30/2008



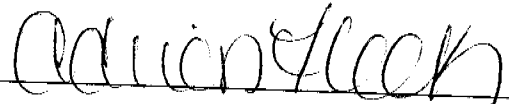
Donald Nelson



Rocky C. Nelson

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 30 day of October, 2008
by **Donald Nelson and Rocky C. Nelson.**



Notary Public for Oregon
My commission expires: 12-3-10

