

UTC 13916-91166

2008-015082

Klamath County, Oregon



11/06/2008 03:43:03 PM

Fee: \$26.00

After recording return to:

Donald M. Nelson and Lori Nelson
PO Box ~~347~~ 437
Bonanza, OR 97623

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

Donald M. Nelson and Lori Nelson
PO Box ~~347~~ 437
Bonanza, OR 97623

STATUTORY
BARGAIN AND SALE DEED

Donald M. Nelson, Grantor, conveys to Donald M. Nelson and Lori Nelson, as tenants by the entirety, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

See Exhibit A attached hereto and made a part hereof.

THIS INSTRUMENT WILL 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.

The true consideration for this conveyance is \$0. (Here comply with the requirements of ORS 93.030)

Dated this 6th day of November 2008.

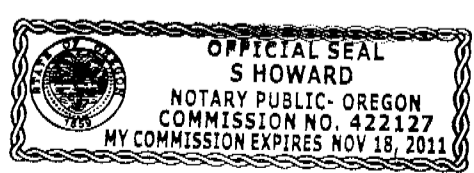
Donald M. Nelson

AMERITITLE has recorded this instrument by request as an accomodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

STATE OF OREGON }
County of Klamath ss

This instrument was acknowledged before me on Nov 6, 2008
by Donald M Nelson

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



Notary Public for Oregon

My commission expires Nov 18, 2011

26 Amt

Exhibit A

A parcel of land situated in the SE1/4 of Section 9, Township 39 South, Range 11 East of the Willamette Meridian,

Commencing at the southwest corner of Parcel 3 of Land Partition 16-06, as recorded at the Klamath county Clerk's office, said point being marked by a 5/8" rebar with a yellow plastic cap stamped "LS 58985", thence North 14°19'46" West, 120.68 feet to the westerly right-of-way line of Tacoma Avenue, and the centerline of vacated Modoc Street, marking the true point of beginning; thence, along the said centerline line, North 89°51'10" West, 720.00 feet to the centerline of vacated Bowne Avenue; thence, along said centerline and the extension thereof, North 00°03'45" East, 367.91 feet; thence leaving said centerline, North 89°57'19" East, 720.00 feet, to the westerly right-of-way line of Tacoma Avenue; thence, along said westerly line, South 00°03'45" West, 370.32 feet to the point of beginning.