

2009-002350

Klamath County, Oregon



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02/17/2009 01:46:05 PM

Fee: \$21.00

RETURN TO:
Brandsness, Brandsness &
Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

MAIL TAX STATEMENTS:
Nickelman, LLC
c/o Dr. Kathryn E. Nicholson
1830 Alisa Lane
Klamath Falls, OR 97601

-BARGAIN AND SALE DEED-

Kathryn E. McAtee, Grantor, conveys to Nickelman, LLC, an Oregon Limited Liability Company, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

PARCEL 1: That portion of Lots 1 and 2 in Block 49 of FIRST ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Lot 1; being the corner of Fourth and Washington Streets; thence West along Washington Street 55.6 feet; thence South and parallel with Fourth Street, 50 feet according to Survey No. 4801 on file in the Office of the Klamath County Surveyor (30 feet by deed); thence West and parallel with Washington Street 6.4 feet; thence South and parallel with Fourth Street, 10 feet; thence East and parallel with Washington Street, 62 feet to the West line of said Fourth Street; thence North along said line of Fourth Street 60 feet to the place of beginning.

Tax Account No. 3809-032AC-09400-000, Key No. 476452

PARCEL 2: Lot 3 in Block 50, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this transfer is zero dollars (\$0.00).

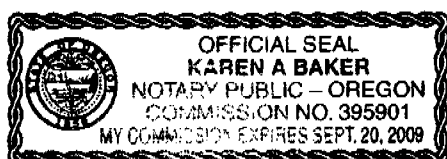
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING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

DATED this 6th day of February 2009.

Kathryn E. McAtee

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 6 day of February 2009, the above-named Kathryn E. McAtee and acknowledged the foregoing instrument to be her voluntary act and deed. Before me:



Notary Public for Oregon
My Commission expires: 9-20-09