

2009-008190

Klamath County, Oregon



After recording return to:
George E Nims Jr and Sharon L Nims
PO Box 31
Keno, OR 97627

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

File No.: 7021-1364041 (ALF)
Date: June 11, 2009

THIS SPACE



06/12/2009 02:55:22 PM

Fee: \$26.00

STATUTORY BARGAIN AND SALE DEED

George E Nims Jr , Grantor, conveys to **George E Nims Jr and Sharon L Nims, husband and wife**, Grantee, the following described real property:

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

LOT 7 IN BLOCK 30 OF TRACT NO. 1081, FIFTH ADDITION TO KLAMATH RIVER ACRES, 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 12 day of June, 2009.

FW

APN: R622892

Bargain and Sale Deed
- continued

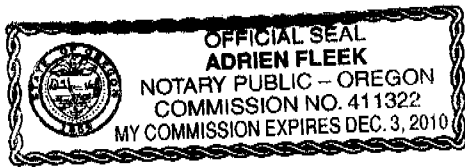
File No.: 7021-1364041 (ALF)
Date: 06/11/2009

George E Nims Jr.
George E Nims Jr

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 12 day of June, 2009
by **George E Nims Jr.**

Adrien Fleeck



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