

MT87065-MS

THIS SPACE

2010-003617

Klamath County, Oregon

James A. Nielsen, Jr.



00081632201000036170010012

03/23/2010 03:13:01 PM

Fee: \$37.00

Grantor's Name and Address

James A. Nielsen, Jr.

2444 Garden Avenue

Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

James A. Nielsen, Jr.

2444 Garden Avenue

Klamath Falls, OR 97601

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

James A. Nielsen, Jr.

2444 Garden Avenue

Klamath Falls, OR 97601

Escrow No. MT87065-MS

BSD r.012910

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **James A. Nielsen, Jr.**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **James A. Nielsen, Jr. and Christina M. Nielsen, as tenants by the entirety**, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

**Lot 436 in Block 126 of MILLS ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$0.00**.

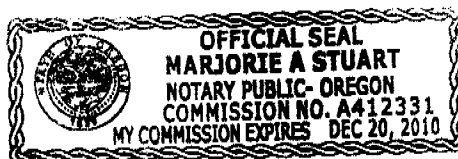
However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

In Witness Whereof, the grantor has executed this instrument this 17<sup>th</sup> day of March, 2010; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

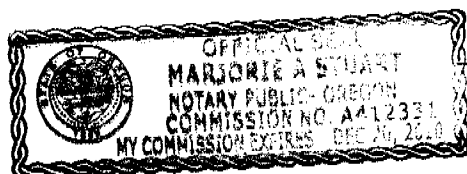
James A. Nielsen, Jr.



State of Oregon

County of Klamath

This instrument was acknowledged before me on 3/17, 2010 by James A. Nielsen, Jr..



(Notary Public for Oregon)

My commission expires 12/20/2010

374mt