



00119605201200063710020029

06/12/2012 09:14:26 AM

Fee: \$42.00

AFTER RECORDING RETURN TO:

Donald M. Nelson
P.O. Box 437
Bonanza, OR 97623

UNTIL A CHANGE IS REQUESTED
ALL TAX STATEMENTS SHALL BE
SET TO THE FOLLOWING ADDRESS:
GRANTEE

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS that **Donald Marc Nelson and Lori Ann Nelson**, hereinafter called grantors, for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto **Donald Marc Nelson**, hereinafter called grantee, and unto grantees's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

See attached Exhibit "A"

SUBJECT TO easements, rights of way and encumbrances of public record.

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

The true and actual consideration for this transfer is pursuant to a General Judgment of Dissolution of Marriage entered in the Circuit Court of the State of Oregon for Jackson County under Case No. 11-0706-D7(3).

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

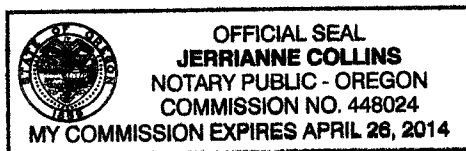
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

IN WITNESS WHEREOF, the grantor has executed this instrument on this 7 day of June, 2012.

Lori Ann Nelson
LORI ANN NELSON

STATE OF OREGON, County of Josephine ss.

On this 7 day of June, 2012, personally appeared the above-named **Lori Ann Nelson**, and acknowledged the foregoing instrument to be his voluntary act and deed.



Jerrianne Collins
NOTARY PUBLIC FOR OREGON

IT WITNESS WHEREOF, the grantor has executed this instrument on this 12 day of June, 2012.

Donald Marc Nelson
DONALD MARC NELSON

STATE OF OREGON, County of Josephine ss.

On this 12 day of June, 2012, personally appeared the above-named **Donald Marc Nelson**, and acknowledged the foregoing instrument to be her voluntary act and deed.



Adrien Louise Fleck
NOTARY PUBLIC FOR OREGON

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 Partiton 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.