



00130500201300009890020026

01/28/2013 02:58:38 PM

Fee: \$42.00

After recording return to:

Robert D. Nelson  
5515 Schiesel  
Klamath Falls, OR 97603

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

Robert D. Nelson  
5515 Schiesel  
Klamath Falls, OR 97603

Returned to County

STATUTORY  
BARGAIN AND SALE DEED

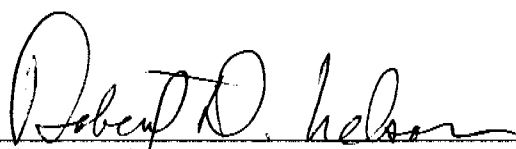
Robert D. Nelson, LLC, Grantor, conveys to Robert D. Nelson, Grantee, the following described real property situated in  
Klamath County, Oregon, to-wit:

See Exhibit A attached hereto and made a part hereof.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

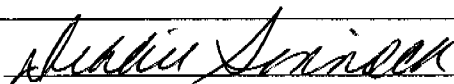
The true consideration for this conveyance is \$0. (Here comply with the requirements of ORS 93.030)

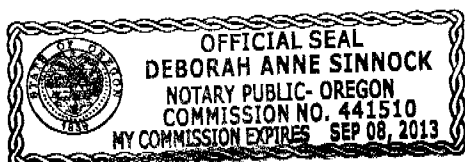
Dated this January 21, 2013.

  
Robert D. Nelson, Manager

STATE OF OREGON                    }  
County of Klamath                   ss

This instrument was acknowledged before me on JAN. 21, 2013  
by \_\_\_\_\_  
This instrument was acknowledged before me on JAN. 21, 2013  
by Robert D Nelson  
as MANAGER  
of Robert D. Nelson, LLC

  
Notary Public for Oregon  
My commission expires 9-8-13



## **Exhibit A**

### **PARCEL 1**

Beginning at an iron axle which lies on the Southerly right of way line of the Dalles-California Highway, 40 feet Southerly at right angles from the center line thereof and on the Westerly right of way line of Summers Lane 30 feet Westerly at right angles from the section line, and which lies South 89 degrees 51' West a distance of 30 feet along the East-West quarter line and South 1 degree 14' East a distance of 42.03 feet from the brass plug in the pavement which marks the quarter corner common to Sections 2 and 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence:

Continuing South 1 degree 14' East parallel to the center line of Summers Lane, which is the section line, and 30 feet Westerly at right angles therefrom, a distance of 150 feet to an iron pin; thence South 89 degrees 14' West parallel to the Southerly right of way line of the Dalles-California Highway, a distance of 100 feet, more or less, to the Southeast corner of that certain parcel of land described in deed from W. W. Southwell et ux, to Arthur L. Brooks, et al, recorded May 5, 1951, in Volume 247, page 84, Deed Records of Klamath County, Oregon; thence North 1 degree 14' West parallel to the section line and along the Easterly line of said parcel described in Volume 247, page 84, Deed Records of Klamath County, Oregon, a distance of 150 feet to an iron pin which lies on the Southerly right of way line of the Dalles-California Highway, 40 feet Southerly at right angles from the centerline thereof; thence North 89 degrees 14' East along the Southerly right of way line of the Dalles-California Highway a distance of 100 feet, more or less, to the point of beginning, said tract being a portion of the NE1/4 SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; saving and excepting therefrom that portion thereof conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded June 28, 1946, in Volume 191, page 295, Deed Records of Klamath County, Oregon.

### **PARCEL 2**

Beginning at a point which lies South 01 degrees 14' East along the East section line of Section 3, a distance of 191.71 feet and South 89 degrees 14' West a distance of 130 feet from the quarter section corner common to Sections 2 and 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, thence North 1 degree 14' West parallel to the East line of Section 3 a distance of 137 feet to a point on the Southerly right of way line of the Klamath Falls-Merrill Highway; thence South 89 degrees 14' West along the Southerly right of way line of said Klamath Falls-Merrill Highway a distance of 50 feet to an iron pin; thence South 1 degree 14' East parallel to the East line of Section 3 a distance of 137 feet to an iron pin; thence North 89 degrees 14' East a distance of 50 feet, more or less, to the point of beginning, being a portion of the NE1/4 SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.