



2013-012981
Klamath County, Oregon
11/20/2013 02:28:40 PM
Fee: \$47.00

2013-013200
Klamath County, Oregon
11/27/2013 09:33:55 AM
Fee: \$57.00

THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION AS RECORDED
IN VOLUME 2013-012981

Commitment Number: 386913

~~After Recording Return To:~~

**DANIEL NELSON and LINDA NELSON,
2940 HOPE STREET, KLAMATH FALLS, OREGON 97603**

**RETURN TO:
WFG LENDER SERVICES
RECORDING DEPARTMENT
2625 TOWNSGATE ROAD SUITE 101
WESTLAKE VILLAGE, CA 91361**

**Grantee(s) Tax-Mailing Address:
2940 HOPE STREET, KLAMATH FALLS, OREGON 97603**

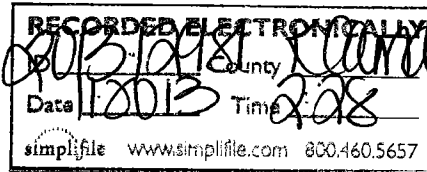
**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
3909-00200-00100-000**

QUITCLAIM DEED

LINDA E. NELSON and DANIEL R. NELSON, HUSBAND AND WIFE, hereinafter grantors, whose tax-mailing address is **2940 HOPE STREET, KLAMATH FALLS, OREGON 97603**, for \$0.00 and the correction of their names in the public record in consideration paid, grant and quitclaim to **DANIEL NELSON and LINDA NELSON, HUSBAND AND WIFE**, hereinafter grantees, whose tax mailing address is **2940 HOPE STREET, KLAMATH FALLS, OREGON 97603**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A tract of land situated in the S1/2 SW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

47.00



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47.00

Beginning at a 5/8" rebar with a Tru-Line Surveying plastic cap on the Westerly right-of-way line of Hope Street, from which the S1/4 corner of said Section 2 bears South 00° West 270.12 feet and North 89°36'38" East 695.17 feet; thence North 66°51' West 1016.80 feet, to a 5/8" iron pin with Tru-Line Surveying plastic cap; thence continuing North 66°51' West 76 feet, more or less, to the Northeasterly right-of-way line of the U.S.B.R. "A" Canal; thence Northwesterly along said right-of-way to its intersection with the southerly right-of-way of the O.C.&E. Railroad, 350 feet, more or less, to the Westerly right-of-way line of Hope Street; thence South 00°13' West 175.13 feet to the point of beginning, with bearings based on the recorded survey of said Major Land Partition No. 29-88

Property Address is: 2940 HOPE STREET, KLAMATH FALLS, OREGON 97603

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: _____

X THENCE SOUTH 66 DEGREES 51' EAST ALONG SAID RAILROAD RIGHT-OF-WAY LINE,
1332 FEET, MORE OR LESS,

Executed by the undersigned on NOV 14, 2013:



LINDA E. NELSON

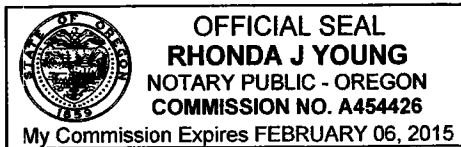


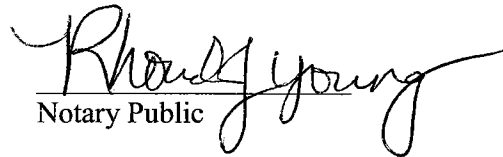
DANIEL R. NELSON

STATE OF OREGON

COUNTY OF KLAMATH

The foregoing instrument was acknowledged before me on NOV 14, 2013 by **LINDA E. NELSON** and **DANIEL R. NELSON** who are personally known to me or have produced DRIVER LIC as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.




Notary Public

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Vic J. Devlaeminck Esq., Attorney At Law, Oregon State Bar Number: 861803.