



100296DS

THIS SPACE RESERVED FOR RECORDER'S USE

2014-004120  
Klamath County, Oregon  
04/30/2014 02:31:29 PM  
Fee: \$52.00

Grantor's Name and Address

GAYLE P. NICHOLSON

PO BOX 2765

LEAGUE CITY, TX 77574

Grantee's Name and Address

After recording return to:

GAYLE P. NICHOLSON

PO BOX 2765

LEAGUE CITY, TX 77574

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

GAYLE P. NICHOLSON

PO BOX 2765

LEAGUE CITY, TX 77574

Escrow No. MT100296DS

Title No. 0100296

BSD r.020212

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

**GAYLE PAYNE NICHOLSON,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

**GAYLE P. NICHOLSON,**

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:

*SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.*

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.

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

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.

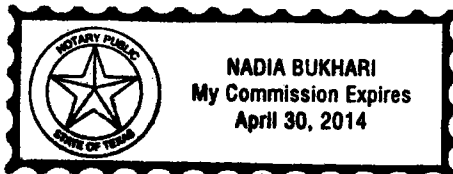
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

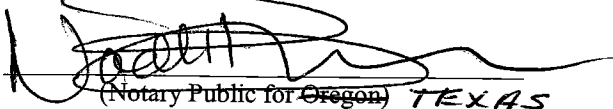
In Witness Whereof, the grantor has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

  
GAYLE PAYNE NICHOLSON

State of TEXAS  
County of Harris

This instrument was acknowledged before me on 25<sup>th</sup> April, 2014 by GAYLE PAYNE NICHOLSON.



  
(Notary Public for ~~Oregon~~) TEXAS

My commission expires 04/30/2014.

EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 1

A portion of the tract of land described in Volume 346, page 568, Deed Records of Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron rod, on the South line of the above described tract of land and also being on the Northerly right of way line of Denver Avenue, from which the Southeast corner of the NE1/4 of the NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon bears North 70 ° 09' 53" East, 912.80 feet; thence South 89 ° 41' 13" West 110.02 feet, along the Northerly right of way line of said Denver Avenue, to a 5/8" iron rod; thence North 00 ° 48' 47" West, 121.93 feet, leaving said Northerly right of way line, to a 5/8" iron rod; thence North 89 ° 41' 13" East, 110.02 feet to a 5/8" iron rod; thence South 00 ° 48' 47" East, 121.93 feet to the point of beginning.

PARCEL 2

That portion of the SE1/4 NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point South 330 feet and West 570 feet of the Southeast corner of the NE1/4 NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence West 175 feet; thence North 40 feet; thence West 575 feet to the center of Dedicated Road (Crest Street); thence North 290 feet; thence East 921 feet to center line of U.S.R.S Drainage Canal; thence Southwesterly along said center line to the point of beginning.

EXCEPT that portion thereof lying within the boundaries of Crest Street.

PARCEL 3

That portion of the SE1/4 NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is 655 feet South and 737 West of the Southeast corner of the NE1/4 NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; and running thence West 80.4 feet; thence North 325 feet; thence East 247.4 feet, more or less, to the center line of U.S.B.R. 1-C Drainage Canal; thence 361 feet, more or less, in a Southwesterly direction along the center line of said drainage canal to the place of beginning.

EXCEPT any portion thereof lying within the boundaries of Denver Avenue.