

2018-001961

Klamath County, Oregon



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02/20/2018 01:17:49 PM

Fee: \$47.00

Returned at Counter

After Recording Return To:  
 Donald R. Crane, Attorney  
 37070 Highway 62  
 Chiloquin, OR 97624

Until a change is requested all tax statements  
 shall be sent to the following address:  
 Richard J. and Cynthia K. Nellipowitz, Trustees  
 of the Nellipowitz Joint Revocable Living Trust

### Bargain and Sale Deed

Richard J. Nellipowitz and Cynthia K. Nellipowitz, husband and wife, Grantors, convey to Richard J. Nellipowitz and Cynthia K. Nellipowitz, Trustees of the Nellipowitz Joint Revocable Living Trust, dated October 13, 2016, Grantee, the following described real property:

See Exhibit A attached hereto.

The true consideration for this conveyance is \$-0- (estate planning purposes).

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.

Dated this 20 day of Oct, 2016.



Richard J. Nellipowitz  
 RICHARD J. NELLIPOWITZ, Grantor

Cynthia K. Nellipowitz  
 CYNTHIA K. NELLIPOWITZ, Grantor

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on the 20 day of October, 2016, by  
 Richard J. Nellipowitz and Cynthia K. Nellipowitz.

Karen Raye Chesney  
 Notary Public for Oregon

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Parcel 1:**

That portion of the W1/2 NW1/4 NW1/4 lying Southwesterly of the Keno Worden Road in Section 21, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

**Parcel 2:**

That portion of the N1/2 SW1/4 NW1/4 and that portion of the W1/2 NW1/4 NW1/4 lying Southwesterly of the Keno Worden Road, all in Section 21, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon. EXCEPTING THEREFROM that portion thereof described as follows: Beginning at the West quarter corner of said Section 21; thence North 00°33'00" West 665.60 feet to an iron rod on the West line of Section 21 being the true point of beginning; thence continuing North 00°33'00" West 354.60 feet to an iron rod; thence South 89°52'44" East 754.33 feet to an iron rod on the West line of the Keno-Worden County Road; thence South 31°09'51" East along the West line of said road a distance of 414.91 feet to an iron rod; thence North 89°52'44" West 965.64 feet to the true point of beginning.