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2018-006182

Klamath County, Oregon



00222603201800061820010011

05/21/2018 11:12:51 AM

Fee: \$42.00

SPACE RESERVED
FOR
RECORDERS USE

DONALD NELSON TRUST
31639 PRICE ST
BONANZA, OR 97623
Grantor's Name and Address

Grantor's Name and Address

After recording, return to (Name and Address):

DONALD NELSON
PO BOX 437
BONANZA OR 97623

Until requested otherwise, send all tax statements to (Name and Address):

DONALD NELSON
PO BOX 437
BONANZA, OR 97623

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that

By: DONALD M NELSON TRUSTEE DONALD NELSON TRUST

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto BONANZA WEST LLC PO BOX 437, BONANZA OR 97623, hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows (legal description of property):

P.P. 64-07, PARCEL 1, ACRES 0.69

MAP: R-3911-009DA-01002-000

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 20,000. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on MAY 21, 2018; any signature on behalf of a business or other entity is made with the authority of that entity.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 185.300, 185.301 AND 185.305 TO 185.306 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 455, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 4, OREGON LAWS 2008. 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 215.000, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST EMBANKING OR FOREST PRACTICES, AS DEFINED IN ORS 30.030, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 185.300, 185.301 AND 185.305 TO 185.306 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 455, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 4, OREGON LAWS 2008.

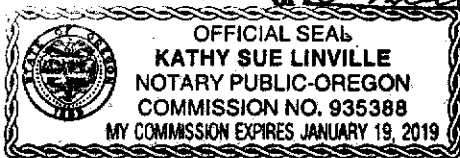
Donald Nelson Trust
By Donald Nelson Trustee

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on May 21, 2018

by Donald M. Nelson

as Trustee
of Donald Nelson Trust



Kathy Sue Linville
Notary Public for Oregon
My commission expires 1-19-19