

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2018-007714

Klamath County, Oregon

06/27/2018 10:27:00 AM

Fee: \$87.00

Albert L. Letsch and Bernetha Letsch
909 W. 1st
Klamath Falls, OR 97603

Grantor's Name and Address

Daniel Nelson and Laura Pulley
2326 Marina Dr.
Klamath Falls, OR 97601

Grantee's Name and Address

After recording, return to (Name and Address):

Daniel Nelson and Laura Pulley
2326 Marina Dr.
Klamath Falls, OR 97601

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

Daniel Nelson and Laura Pulley
2326 Marina Dr.
Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Albert L. Letsch and Bernetha G. LetschTrustees of the Letsch Revocable Living Trusthereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Daniel P. Nelson and Laura J. Pulley, husband and wifehereinafter 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 any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):The legal description is attached as Exhibit "A"

(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 \$ 8,000.00. 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 June 25, 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 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.

Albert Letsch, Trustee
Bernetha Letsch, Trustee

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on June 25, 2018
by Albert L. Letsch and Bernetha G. Letsch, trustees

This instrument was acknowledged before me on _____

by _____

as _____

of _____

Adrien Fleck

Notary Public for Oregon

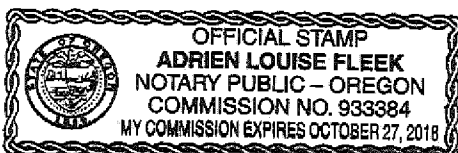
My commission expires 10-27-18

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 2 of Land Partition 3-06, being a replat of a portion of Tract 13 of Enterprise Tracts, situated in the E1/2 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.