



00228200201800107380020025

09/05/2018 09:51:11 AM

Fee: \$87.00

After recording, mail to:

Steve E. and Mary Beth Nelson

3189 NW Fairway Heights *985 NW YOSEMITE DR*
Bend, Oregon 97703

Send tax statements to:

Steven E. and Mary Beth Nelson

3189 NW Fairway Heights *985 NW YOSEMITE DR*
Bend, Oregon 97703

BILL OF SALE / DEED

Modoc Lumber Co., an Oregon corporation, Grantor, grants, conveys, sells, transfers and delivers to Steven E. Nelson and Mary Beth Nelson, husband and wife, as tenants by the entirety, Grantees, all improvements and fixtures, including but not necessarily limited to above-ground utility service improvements such as power poles situated on the following described property:

Lot 9, Tract 1430 -Timbermill Shores according to the official plat thereof
on file in the office of the County Clerk of Klamath County, Oregon.

more commonly known as 404 S. 4th Street, Klamath Falls, Oregon 97601.

The consideration for this transfer is the payment by Grantees to Grantor the sum of \$25,000.

The property granted, conveyed, sold, transferred and delivered to the Steven E. Nelson and Mary Beth Nelson, tenants by the entirety, pursuant to this Bill of Sale / Deed is as follows:

- 6000 square foot stick frame built structure together with interior and exterior improvements.
- Above ground utility service improvements such as power poles.
- All above ground and underground plumbing.

It is recited that the property listed is either personal property or fixtures. This property is conveyed in its "AS IS" condition. Grantees acknowledge that they have inspected the property and accept the property in its "AS IS" condition.

Modoc Lumber Co. covenants and agrees that it is the owner of the above described property and improvements and said property and improvements are free from encumbrances and that Modoc Lumber Co. has the right and authority to grant, convey, sell, transfer and deliver the same.

Modoc Lumber Co. expressly disclaims all warranties, either expressed or implied, including but not limited to , any implied warranty of merchant ability or fitness for a particular purpose.

Modoc Lumber Co. neither assumes nor authorizes any other person to assume for it any liability in connection with the granting, conveyance, sale, transfer and delivering of the described property. Modoc Lumber Co.'s disclaimer of warranties contained in this Bill of Sale Deed does not affect in any manner, the terms of any warranty from the manufacturer, installer or builder of the described property that may be applicable to such property.

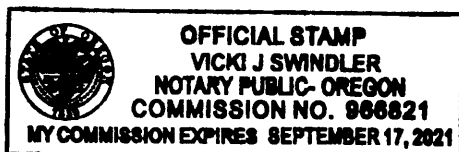
Dated this 30th day of August, 2018.

Modoc Lumber Co., an Oregon corporation

Thomas M. Shaw
Thomas M. Shaw, Vice President

STATE OF OREGON
County of Klamath

This instrument was acknowledged before me on August 30, 2018, by Thomas M. Shaw, as Vice President for Modoc Lumber Co., an Oregon corporation.



Vicki Swindler
Notary Public - State of Oregon
My commission expires: 9-17-2021

ACKNOWLEDGMENT

It is so acknowledged.

Steve E. Nelson 9-1-18
Steve E. Nelson Date
Mary Beth Nelson 9-1-18
Mary Beth Nelson Date

BILL OF SALE / DEED

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