

2018-011834

Klamath County, Oregon



00229486201800118340020024

09/27/2018 04:08:55 PM

Fee: \$87.00

After recording, please send to:

Eric and Kathleen Nelson
1402 Elderberry Lane
Klamath Falls, OR 97601

* Please also send tax statements to above address.

QUITCLAIM DEED

This Quitclaim Deed, executed this 19th day of September 2018.

By Grantors, **Eric L. Nelson and Kathleen J. Nelson**, who took title as, **Eric L. Nelson and Kathleen J. Nelson**, To Grantees, **Eric L. Nelson and Kathleen J. Nelson**, as Trustees of the Nelson Revocable Living Trust.

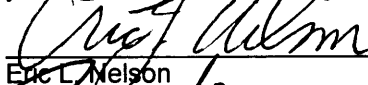
WITNESSETH, that the said Grantors do hereby remise, release, and quitclaim unto said Grantees forever, all the right, title, interest, and claim which the said Grantors have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, To Wit:

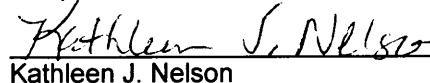
EXHIBIT A

The true actual consideration for this transfer is **\$0.00**. ORS 93.930.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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, That said Grantors have signed and sealed these presents the day and year first above written. Signed, sealed, and delivered in the presence of:


Eric L. Nelson


Kathleen J. Nelson


Melinda M. Brown, Witness

State of Oregon, County of Klamath)

The above-mentioned persons, **Eric L. Nelson and Kathleen J. Nelson**, appeared before me and acknowledged that they executed the above instrument. Affirmed before me on September 19, 2018.



Notary Public for Oregon
My Commission Expires: 3/22/21

Melinda Brown
Returned at Counter

EXHIBIT A

A portion of Lot 6 and a strip of land off the West side of Lot 7 in Block 45 of FIRST ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and more particularly described as follows:

Beginning on the Easterly side of Sixth Street at a point 30 feet Northwesterly from the corner of Washington Street and Sixth Street; thence Northeasterly and parallel with Washington Street 52.1 feet, more or less, to the Easterly side of said Lot 6, and thence continuing on the same course 7.3 feet into Lot 7; thence Northwesterly and parallel with Sixth Street 80 feet to the alley; thence Southwesterly along the Southerly line of said alley 7.3 feet; thence Southeasterly along Easterly line of Lot 6, 50 feet; thence Southwesterly and parallel with Washington Street 52.1 feet, more or less, to the Easterly line of Sixth Street; thence Southeasterly along said line of Sixth Street 30 feet, more or less, to the point of the beginning.

ALSO a portion of Lot 6 and 7 in Block 45, FIRST ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and more particularly described as follows:

Beginning at most Southerly corner of Lot 6, Block 45, FIRST ADDITION to the City of Klamath Falls, Oregon; thence Northeasterly along Washington Street 59.4 feet; thence Northwesterly and parallel to Sixth Street, 30 feet; thence Southwesterly and parallel to Washington Street 59.4 feet; thence Southeasterly along Sixth Street 30 feet to point of beginning.