

2018-011836

Klamath County, Oregon



00229488201800118360020027

09/27/2018 04:09:15 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.

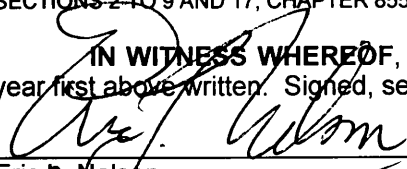
WITNESSETH, that the said Grantors do hereby remise, release, and quitclaim unto said Grantees forever, all the right, title, interest, and claim which the said Grantors have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of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

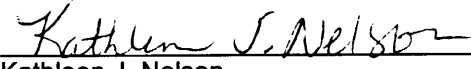
EXHIBIT A

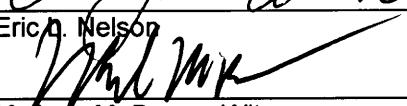
The true actual consideration for this transfer is **\$0.00**. ORS 93.930.

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

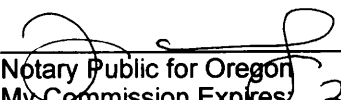

Kathleen J. Nelson


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 3 in Section 31, Township 37 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which lies North 1° 55' East a distance of 647.2 feet and North 63° 21' West a distance of 216.10 feet from the iron pin which marks the Southeast corner of Lot 3 of said Township and Range, and running thence, continuing North 63° 21' West a distance of 291 feet, more or less, to an iron pin; thence South 26° 39' West a distance of 150 feet to an iron pin; thence South 63° 21' East 291 feet to an iron pin; thence North 27° 55' East a distance of 150 feet, more or less, to the point of beginning sometimes known as Tracts O and N of Shady Pine Tracts.