



THIS SPACE RESERVED FOR

2019-008628

Klamath County, Oregon

07/31/2019 09:25:01 AM

Fee: \$87.00

Olen H. Nations and Mary S. Nations

Po Box 657

Sisters, OR 97759

Grantor's Name and Address

Patrick Brady

PO Box 657

Sisters, OR 97759

Grantee's Name and Address

After recording return to:

Patrick Brady

PO Box 657

Sisters, OR 97759

Until a change is requested all tax statements
shall be sent to the following address:

Patrick Brady

PO Box 657

Sisters, OR 97759

File No. 301945AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Olen H. Nations and Mary S. Nations, Trustees of the Olen H. Nations Revocable Trust u/a/d September 22, 2005,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Patrick Brady,

hereinafter 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 the County of **Klamath**, State of Oregon, described as follows, to wit:

Parcel 1:

Lot 12 in Block 17 of Second Railroad Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 2:

Lots 13, 14 and 15 in Block 17 of Railroad Second Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Consideration: To clear interest of Deed #M04, page 65669

87

The true and actual consideration paid for this transfer, stated in terms of dollars, ^{322 previous page} ~~is to remove interest of Beneficiary.~~ However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration. JD

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

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

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.

In Witness Whereof, the grantor has executed this instrument this 23 day of July, 2019; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Olen H. Nations TTE

Olen H. Nations, Trustee

Mary S. Nations Trustee

Mary S. Nations, Trustee

State of OR } ss.

County of Josephine }

On this 23 day of July, 2019, before me, Stefani Ann Deakins a Notary Public in and for said state, personally appeared Olen H. Nations and Mary S. Nations known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustees of the Olen H. Nations Revocable Trust u/a/d September 22, ~~2005~~ 2004, and acknowledged to me that he/she/they executed the same as Trustee. JD

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Stefani Ann Deakins
Notary Public for the State of OR »

Residing at: Oregon

Commission Expires: October 28, 2019

