



THIS SPACE RESERVED FOR

**2019-014985**

**Klamath County, Oregon**

**12/26/2019 01:43:01 PM**

**Fee: \$92.00**

Daniel Nelson and Laura Pulley

4150 Foothills Boulevard

Klamath Falls, OR 97603

Grantor's Name and Address

Daniel P. Nelson and Laura J. Pulley

4150 Foothills Boulevard

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

Daniel P. Nelson and Laura J. Pulley

4150 Foothills Boulevard

Klamath Falls, OR 97603

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

Daniel P. Nelson and Laura J. Pulley

4150 Foothills Boulevard

Klamath Falls, OR 97603

File No. 332799AM

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### **BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That

**Daniel Nelson and Laura Pulley, as Tenants by the Entirety,**

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

**Daniel P. Nelson and Laura J. Pulley, as Tenants by the Entirety,**

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:

**The property described in Exhibit 'A' attached hereto and made a part hereof**

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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

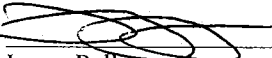
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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 20 day of December, 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.



Daniel Nelson



Laura Pulley

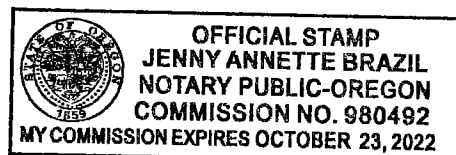
State of Oregon } ss  
County of Klamath }

On this 20 day of December, 2019, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared **Daniel Nelson and Laura Pulley**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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



Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 10/23/2022



## EXHIBIT "A"

Beginning at the initial point, said point being a 5/8" X 30" Iron Pin with Tru-Line Surveying, Inc. plastic cap on the East line of said Tract 13 of Enterprise Tracts, from which the 1/4 corner common to Sections 34 and 35, Township 38 South, Range 9 East of the Willamette Meridian Klamath County, Oregon, bears South 01°05'46" West 516.01 feet; thence, along the boundary of said tract 13, South 01°05'46" West 486.01 feet, North 89°35'27" West 13.07 feet, South 44°43'20" West 932.94 feet and North 00°58'08" East 1535.95 feet to a point on the Southerly right of way line of Foothills Boulevard; thence, along the said Southerly right of way line, North 68°15'16" East 115.22 feet, North 21°44'44" West 15.00 feet and North 68°15'16" East 608.07 feet to a point on the East line of said Tract 13; thence South 01°05'46" West 668.82 feet to the point of beginning.

### EXCEPTING THEREFROM

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.

### ALSO KNOWN AS

Unsurveyed Parcel 1 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.