

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2020-001633

Klamath County, Oregon



00254292202000016330010013

02/10/2020 12:09:50 PM

Fee: \$82.00

 GRAVE RESERVE  
 FOR  
 RECORDER'S USE

 Terry J. & Mary J. Nelson  
 4533 La Habra Way  
 Klamath Falls, OR 97603  
 Grantor's Name and Address

 Terry J. & Mary J. Nelson Trust  
 4533 La Habra Way  
 Klamath Falls, OR 97603  
 Grantee's Name and Address

After recording, return to (Name and Address):

 Terry J. & Mary J. Nelson Trust  
 4533 La Habra Way  
 Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name and Address):

 Terry J. & Mary J. Nelson Trust  
 4533 La Habra Way  
 Klamath Falls, OR 97603

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that

Terry J. &amp; Mary J. Nelson

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

Terry J. &amp; Mary J. Nelson Trust

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 Klamath County, State of Oregon, described as follows (legal description of property):

Code: 041

PCL: 101

Map: 3909-012CD-10600

 4533 La Habra Way  
 Klamath Falls, OR 97603

Lot 3 in Block 22 of tract, North Addition of Sunset Village, according to the office plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Terry J. &amp; Mary J. Nelson Trust &amp; Mary J. Nelson Trust of the Terry J. &amp; Mary J. Nelson Trust

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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

 The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

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

IN WITNESS WHEREOF, grantor has executed this instrument on February 10, 2020; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on February 10, 2020 by Mary and Terry Nelson

This instrument was acknowledged before me on

by

as

of


 OFFICIAL STAMP  
 ALYSSA BROOKE HOWARD  
 NOTARY PUBLIC-OREGON  
 COMMISSION NO. 992253  
 MY COMMISSION EXPIRES OCTOBER 01, 2023

 Alyssa Howard  
 Notary Public for Oregon

My commission expires October 01, 2023