

Grantor:
David A. Thorsett and Sarah E. Thorsett
P.O. Box 2156
Sisters, Or. 97759

Grantee:
James O. Nelson and Laura Nelson
874 Northwest Chelsea Loop
Bend, Oregon 97703

After Recording, Return to:
James O. Nelson and Laura Nelson
874 Northwest Chelsea Loop
Bend, Oregon 97703

Until otherwise requested, send all tax statements to:
James O. Nelson and Laura Nelson
874 Northwest Chelsea Loop
Bend, Oregon 97703

2020-016177

Klamath County, Oregon



00270579202000161770010014

12/11/2020 01:01:25 PM

Fee: \$82.00

BARGAIN AND SALE DEED

David A. Thorsett and Sarah E. Thorsett, "Grantor", do hereby grant, bargain, sell and convey unto James O. Nelson and Laura Nelson, "Grantee", all of Grantor's interest in the following real property and improvements thereon, situated in Klamath County, Oregon, to wit:

Improvements Only: Located on U.S.F.S Leased Land & Cabin, Odell Lake
Tract D, Lots 11 & 12, Crescent Lake, Klamath County, Oregon
21531 E. Odell Road, Crescent Lake, Klamath County, Oregon

Klamath County Tax Account No.: R125830

The true consideration for this conveyance is \$125,000.00

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 undersigned have executed this document on the date(s) set forth below.

Dated

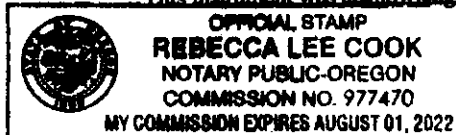
8.4.20

David A. Thorsett

Sarah E. Thorsett

STATE OF OREGON, County of Deschutes, ss.

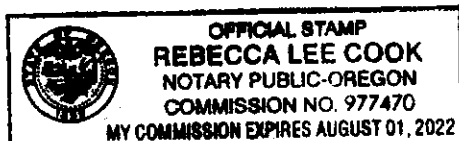
This instrument was acknowledged before me on August 4th 2020 by David A. Thorsett.



[Signature]
Notary Public for Oregon
My commission expires: August 01, 2022

STATE OF OREGON, County of Deschutes, ss.

This instrument was acknowledged before me on August 4th 2020 by Sarah E. Thorsett.



[Signature]
Notary Public for Oregon
My commission expires: August 01, 2022