



After recording return to:
Jeffrey Brian Nelson and Cherry
Jayne Nelson
1755 Lariat Ct
La Pine, OR 97739-9697

Until a change is requested all tax
statements shall be sent to the
following address:
Jeffrey Brian Nelson and Cherry Jayne
Nelson
1755 Lariat Ct
La Pine, OR 97739-9697

File No.: 7064-3707630 (tb)
Date: May 12, 2021

454514 am

THIS SPACE RESERVED FOR RECORD

2021-007787

Klamath County, Oregon

05/17/2021 09:48:01 AM

Fee: \$87.00

STATUTORY BARGAIN AND SALE DEED

Jeffrey Brian Nelson and Cherry Janye Nelson who acquired title as Cherry Jane Nelson, as tenants by the entirety, Grantor, conveys to Jeffrey Brian Nelson and Cherry Jayne Nelson as tenants by the entirety, Grantee, the following described real property:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 15, Block 5, WAGON TRAIL ACREAGES NUMBER ONE, 1ST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance is **\$0.00**. (Here comply with requirements of ORS 93.030)

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

After recording return to:
First American Title
395 SW Bluff Drive, Suite 100
Bend, OR 97702

APN: R128258

Bargain and Sale Deed
- continued

File No.: 7064-3707630 (tb)
Date: 05/12/2021

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.

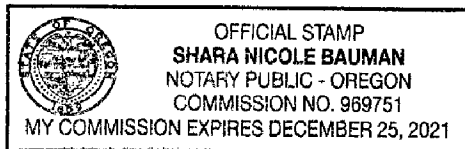
Dated this 12 day of May, 2021.

Jeffrey B. Nelson
Jeffrey Brian Nelson

Cherry Nelson
Cherry Jayne Nelson

STATE OF Oregon)
County of Deschutes) ss.

This instrument was acknowledged before me on this 12 day of May, 2021
by Jeffrey Brian Nelson and Cherry Jayne Nelson ~~as of, on behalf of the~~.



Shara Nicole Bauman
Notary Public for Oregon
My commission expires: 12/25/21