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05/27/2021 02:28:23 PM

Fee: \$87.00

After recording, return to:

Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:

Thomas R. Nonella and Darla D. Nonella
Trustees of the Nonella Family Trust
P.O. Box 568
Merrill, OR 97633

Grantor:

Thomas R. Nonella and Darla D. Nonella
Trustees of the Nonella Family Trust
P.O. Box 568
Merrill, OR 97633

Grantee:

Thomas R. Nonella and Darla D. Nonella
Trustees of the Nonella Family Trust
P.O. Box 568
Merrill, OR 97633

BARGAIN AND SALE DEED


Thomas R. Nonella and Darla D. Nonella, Trustees of the Nonella Family Trust, Grantor, conveys to Thomas R. Nonella and Darla D. Nonella, Trustees of the Nonella Family Trust, Grantee, its interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See Exhibit A, attached hereto and incorporated by this reference.

The true and actual consideration for this transfer is resolute deed.

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.

DATED this 21st day of May, 2021.



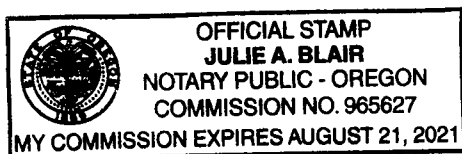
Thomas R. Nonella, Trustee of the
Nonella Family Trust, Grantor



Darla D. Nonella, Trustee of the
Nonella Family Trust, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 21st day of May, 2021, the above-named Thomas R. Nonella and Darla D. Nonella, Trustees of the Nonella Family Trust, Grantor, and acknowledged the foregoing instrument to be their voluntary act.





Notary Public for Oregon
My Commission expires: 8/21/2021

EXHIBIT A

An area of land in Section 11, and the Southwest 1/4 of Section 12, Township 39 South, Range 10 East, Willamette Meridian, Klamath County, Oregon. Being more particularly described as follows:


Unsurveyed Parcel 1 of Land Partition 19-17.

Together with, all that portion of the land described in Klamath County Deed Document No. 2016-003279 lying West of the following described line:

Beginning at a 5/8" iron rod being the Southwest corner of said Section 12, from which a 2" iron pipe being the Southwest corner of Section 13 bears South 00°37'47" East 5328.30 feet; thence North 89°34'57" East 2625.94 feet to the true point of beginning, also lying on the South line of the Southeast ¼ of Section 12; thence leaving said South line North 00°09'14" East 2228.08 feet; thence North 00°21'15" East 411.91 feet to a point on the North line of said Southeast 1/4 of Section 12.

Containing 287.34 acres, more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR


OREGON
JULY 11, 2019
ANDREW A. PAUL
84952

EXPIRES: 12/31/22