

**2021-012634**

**Klamath County, Oregon**

08/19/2021 08:24:00 AM

Fee: \$87.00

GRANTOR:  
Zelia C. Flannery  
20486 Timberline  
Bend, OR 97702

GRANTEE:  
Nauer Family, LLC  
c/o Zelia C. Flannery  
20486 Timberline  
Bend, OR 97702

After recording, return to:  
Terrence B. O'Sullivan  
Merrill O'Sullivan, LLP  
805 SW Industrial Way, Ste. 5  
Bend, OR 97702

Until a change is requested,  
send tax statements to:  
Nauer Family, LLC  
c/o Zelia C. Flannery  
20486 Timberline  
Bend, OR 97702

### **STATUTORY BARGAIN AND SALE DEED**

The true and actual consideration for this transfer is other value given or promised. This deed is given for estate planning purposes.

Zelia C. Flannery, Grantor, hereby conveys to Nauer Family, LLC, Grantee, following described real property located in Klamath County, Oregon, described as:

Lots 7, 8, 9 and 10 and a strip of land one foot wide off the Easterly side of Lot 11, Block 10, RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3809-033BB02100-000      Key No. 415429

Tax Account No. 3809-033BB02100-000      Key No. 891780

The above-described property is free of encumbrances except: (a) all covenants, conditions, restrictions, reservations, easements and any other items of record and those apparent upon the land, if any, as of the date of this deed; and (b) liens for taxes not yet due as of the date of this deed.


Grantor hereby revokes all previous transfers of this property by transfer-on-death 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.

By execution of this instrument, Grantor certifies that she is not a "foreign person" as that term is defined in the Internal Revenue Code, Section 1445.

DATED: August 16, 2021

  
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Zelia C. Flannery, Grantor

STATE OF OREGON; County of Deschutes: ss.

On August 10, 2021, personally appeared before me the above named Zelia C. Flannery and acknowledged the foregoing instrument to be her voluntary act.

  
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Notary Public for Oregon

