

Returned at Counter

2021-013499

Klamath County, Oregon



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09/03/2021 01:38:47 PM

Fee: \$82.00

**After recording, return to:**

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

**Send tax statements to:**

Daniel Linn Pettit  
P.O. Box 551  
Merrill, OR 97633

**Grantor:**

Claren Nilsson and Winston Foster Nilsson  
P.O. Box 933  
Merrill, OR 97633

**Grantee:**

Daniel Linn Pettit  
P.O. Box 551  
Merrill, OR 97633

**BARGAIN AND SALE DEED**

Claren Nilsson and Winston Foster Nilsson, as tenants by the entirety, Grantors, convey to Daniel Linn Pettit, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

TRACTS 1 and 2 of SUNSHINE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

The true and actual consideration for this transfer is \$80,000.

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.

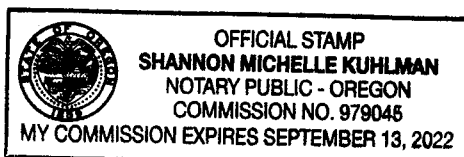
DATED this 24<sup>TH</sup> day of AUGUST, 2021.

Claren Nilsson

Winston Foster Nilsson

STATE OF OREGON. County of Klamath) ss.

Personally appeared before me this 24<sup>TH</sup> day of August, 2021, the above-named Claren Nilsson and Winston Foster Nilsson, Grantors, and acknowledged the foregoing instrument to be their voluntary act. Before me:



Notary Public for Oregon  
My Commission expires: 09-13-2022