

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls OR 97601



00290488202100167720010019

11/05/2021 01:58:55 PM

Fee: \$82.00

GRANTOR'S NAME AND ADDRESS:

Christopher Nelson, Claiming Successor of the  
Estate of Larry James Nelson  
809 Owens Street  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

Christopher Nelson	Gina Lee Leuth
809 Owens Street	60 W. Stone Loop, Apt. 1624
Klamath Falls, OR 97601	Tucson, AZ 85704

SEND TAX STATEMENTS TO:

60 W. Stone Loop, Apt. 1624  
Tucson, AZ 85704

**BARGAIN AND SALE DEED**

Christopher Nelson, affiant and beneficiary named in the duly filed affidavit concerning the small estate of Larry James Nelson, deceased, hereinafter referred to as grantor, conveys to Christopher Nelson and Gina Lee Leuth, as tenants in common, hereinafter referred to as grantees, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

The South one-half of Lot 603 in Block 103 of MILLS 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration: Conveyed to the beneficiaries of the Small Estate of Larry James Nelson, Klamath County Circuit Court Case No. 21PB04336.

IN WITNESS WHEREOF, the grantor has executed this instrument this 5<sup>th</sup> day of November, 2021.

**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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.**

Christopher Nelson  
Affiant & Beneficiary

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 5<sup>th</sup> day of November, 2021, by Christopher Nelson.

NOTARY PUBLIC FOR OREGON

My Commission expires: 12-27-2024

