



THIS SPACE RESERVED FOR

2022-004671

Klamath County, Oregon

04/13/2022 09:36:01 AM

Fee: \$92.00

Isaac D. Nunn

PO Box 311

Merrill, OR 97633

Grantor's Name and Address

Ursula Thais Nunn

406 N Polk St.

Merrill, OR 97633

Grantee's Name and Address

After recording return to:

Ursula Thais Nunn

406 N Polk St.

Merrill, OR 97633

Until a change is requested all tax statements
shall be sent to the following address:

Ursula Thais Nunn

406 N Polk St.

Merrill, OR 97633

File No. 529358AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Isaac D. Nunn

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Ursula Thais Nunn

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

See Attached Exhibit 'A'

The true consideration for this conveyance is **per dissolution**.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

In Witness Whereof, the grantor has executed this instrument this 8 day of April, 2020, if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.


Isaac D. Nunn

State of OR
County of Klamath

On this 8 day of April, 2020, before me, Heather Anne Sciurba a Notary Public in and for said state, personally appeared Isaac D. Nunn, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of OR
Commission Expires: 11/21/25



EXHIBIT 'A'

File No. 529358AM

Beginning at a point which lies West a distance of 80 feet from the iron pin which marks the Southwest corner of Lot 5, Block 8, Second Supplementary Plat of Merrill, Oregon and running thence; continuing West along the North line of 3rd Street, extended Westerly, a distance of 115.75 feet to a point; thence North 0°25' West a distance of 125.0 feet to a point; thence East 115.75 feet to a point which is on the Westerly line of Polk Street, extended Northerly; thence South 0°25' East along the Westerly line of Polk Street, a distance of 125.0 feet, more or less, to the point of beginning. Said tract being a portion of Tract 17 Merrill Tracts in the SW1/4 SE1/4 of Section 2, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.