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2022-007779  
Klamath County, Oregon



06/23/2022 01:37:08 PM

Fee: \$87.00

<b>After recording, return to:</b> Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601
<b>Send tax statements to:</b> Nickelman, LLC 2650 Washburn Way, Ste 230 Klamath Falls, OR 97603

**Grantor:**  
Kathryn E. McAtee  
3036 Front Street  
Klamath Falls, OR 97601

**Grantee:**  
Nickelman, LLC  
2650 Washburn Way, Ste 230  
Klamath Falls, OR 97603

**BARGAIN AND SALE DEED**

Kathryn E. McAtee, Grantor, conveys to Nickelman, LLC, an Oregon limited liability company, Grantee, her 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 herein.

The true and actual consideration for this transfer is \$0.00.

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 23 day of May, 2022.

Kathryn E. McAtee, Grantor

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 23 day of May, 2022, the above-named Kathryn E. McAtee kow, Grantor, and acknowledged the foregoing instrument to be her voluntary act. Before me:



Notary Public for Oregon  
My Commission expires: 3/10/2026

## EXHIBIT "A"

435912AM

### PARCEL 1:

A portion of the SE1/4 NW1/4, Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 1 inch axle marking the Southwesterly corner of Lot 82 Pleasant Home Tracts, Klamath County, Oregon; thence South 89°50'03" East along the Southerly boundary of said Lot 82, said Pleasant Home Tracts, a distance of 660.48 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap per record of Survey No. 5749; thence South 00°10'12" West 1081.83 feet to the point of beginning; thence North 00°10'12" East 61.64 feet; thence South 88°45'43" East 82.51 feet; thence South 00°10'12" West 60.10 feet; thence North 89°49'48" West 82.50 feet to the point of beginning with bearings based on the Oregon Coordinate Reference System (OCRS) for the Bend-Klamath Falls zone. See "Map of Survey" for "Property Line Adjustment 16-20".

### PARCEL 2:

A portion of the SE1/4 NW1/4, Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at 1 inch axle marking the Southwesterly corner of Lot 82 Pleasant Home Tracts, Klamath County, Oregon; thence South 89°50'03" East along the Southerly boundary of said Lot 82, said Pleasant Home Tracts, a distance of 660.48 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap per record of Survey No. 5749; thence South 00°10'12" West 1081.83 feet to the true point of beginning; thence South 89°49'48" East 82.50 feet; thence South 00°10'12" West 219.36 feet, more or less to the Northerly Right of Way line of South Sixth Street; thence South 89°44'16" West, along the said Northerly Right of Way line, 82.50 feet to a 5/8" iron pin per Record of Survey No. 1988; thence leaving said Northerly Right of Way line, North 00°10'12" East 219.98 feet, more or less to the point of beginning, more or less and with bearings based on the Oregon Coordinate Reference System (OCRS) for the Bend-Klamath Falls zone, see "Map of Survey" for "Property Line Adjustment 16-20".