



RECORDING COVER SHEET
PER O.R.S. § 205.234

2022-010359
Klamath County, Oregon
08/26/2022 09:19:02 AM
Fee: \$102.00

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING. ANY ERRORS IN THIS COVER SHEET DOES NOT AFFECT THE TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

AFTER RECORDING RETURN TO:

[Name and Address of the person authorized to receive the instrument after recording, as required by O.R.S. § 205.180(4) and O.R.S. § 205.238]

Kim Nelson

33497 U S 95

Parma, ID 83660

1. **NAME(S) OF THE TRANSACTION(S)**, described in the attached instrument and required by O.R.S. § 205.234(A):

[NOTE: Transaction as defined by O.R.S. § 205.010 "means any action required or permitted by state law or rule, federal law or regulation, to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."]

Life Estate Agreement

2. **GRANTOR(S)** as described in ORS 205.160.

Kim Nelson

3. **GRANTEE(S)** as described in ORS 205.160.

Cornelius Janssen

4. **TRUE AND ACTUAL CONSIDERATION PAID** for instruments conveying or contracting to convey fee title to any real estate and all memoranda of such instruments, reference ORS 93.030.

\$ none

5. **UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:** for instruments conveying or contracting to convey fee title to any real estate reference O.R.S. 93.260.

33497 U S 95, Parma, ID 83660

LIFE ESTATE AGREEMENT

GRANTOR: Kim Nelson

hereby Grants and Conveys unto

GRANTEE: Cornelius Janssen, whose address is
3939 Haskins Road, Bonanza, OR 97623, a life estate for the term of
natural life in the following described real property situated in Klamath County, Oregon, to-wit:

See Legal Description Attached as Exhibit A incorporated by reference as though set forth in
full Legal Description:

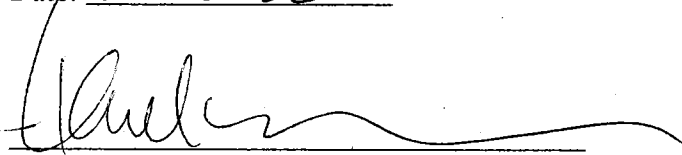
See Exhibit B for terms and limitations of the Life Estate Agreement.

The property is free from encumbrances, except those of record.

No warranties, express or implied, are given by this Deed from Grantor to Grantee, excepting
those provided by O.R.S. § 93.850. Any and all other warranties which may be given by Grantor
to Grantees shall be pursuant to a separate instrument and shall be limited to the extent set forth
in any such instrument.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING
FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER
ORS195.300, 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 ORS30.930, AND TO INQUIRE ABOUT THE RIGHTS OF
NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER
ORS195.300, 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.

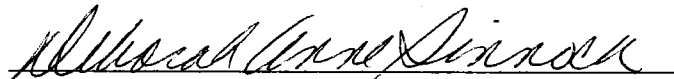
Date: 8-24-2022



Grantor's Signature
Kim Nelson

State of Oregon, County of Klamath

The foregoing Life Estate Agreement was acknowledged before me on Aug. 24,
2022, by Kim Nelson and _____.


Notary Public for State of Oregon

My Commission Expires: 7-29-25

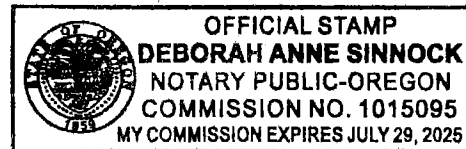


EXHIBIT A

Grantor: Kim Nelson

Grantee: Cornelius Janssen

Legal Description:

The S1/2 of the N1/2 of the N1/2 of the SE1/4 and the S1/2 of the N1/2 of the SE1/4, all in Section 19, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Saving and excepting the S1/2 of the S1/2 of the N1/2 of the SE1/4.

EXHIBIT B

Grantor: Kim Nelson

Grantee: Cornelius Janssen

Grantee shall reside in the existing mobile home on the property at 3939 Haskins Road for the term of his natural life. He shall be responsible for all personal expenses, including but not limited to, food and utilities. He shall maintain the property in an acceptable condition. Major repair expenses for fixtures, systems or mobile home will primarily be the responsibility of the Grantor with participation of the Grantee determined on a case-by-case basis. There will be no monthly fees like rent associated with this residence. Any revenue generated by the property belongs to the Grantee. Property taxes will be paid by the Grantor.

When Grantee no longer requires the residence at 3939 Haskins Road, Bonanza, OR 97623, the current caretaker, Ms. Emma Laree Janssen, will have the option to stay on at the Haskins Road residence until the Grantor decides on the disposition of the property. She will be responsible for all personal expenses, including but not limited to, food and utilities. She shall maintain the property in an acceptable condition. Major repair expenses for fixtures, systems or mobile home will primarily be the responsibility of the Grantor with participation of Ms. Janssen determined on a case-by-case basis. There will be no monthly fees like rent associated with this residence.

The Grantor reserves the right to sell, occupy or raze the residence at 3939 Haskins Road Bonanza, OR 97623 after Cornelius Janssen departs. Once the Grantor decides on the disposition of the property, Ms. Janssen will be notified so she can find other accommodations, if needed.