

**2022-012242**  
**Klamath County, Oregon**



10/13/2022 11:14:57 AM

Fee: \$87.00

AFTER RECORDING RETURN TO:

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

GRANTOR'S NAME AND ADDRESS:

LeRoy D. Nelson and Donna L. Nelson, Trustees  
 of the LEROY AND DONNA NELSON  
 REVOCABLE LIVING TRUST,  
 u.t.d. January 5, 2021  
 P. O. Box 2108  
 Cave Junction, OR 97523

GRANTEE'S NAME AND ADDRESS:

LeRoy Dee Nelson  
 39538 Nine Mile Road  
 Chiloquin, OR 97624

SEND TAX STATEMENTS TO:

LeRoy Dee Nelson  
 39538 Nine Mile Road  
 Chiloquin, OR 97624

**BARGAIN AND SALE DEED**

**LEROY D. NELSON and DONNA L. NELSON, TRUSTEES OF THE LEROY AND DONNA NELSON REVOCABLE LIVING TRUST, u/t/d/ January 5, 2021**, hereinafter referred to as grantor, conveys to **LEROY DEE NELSON**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 4, Block 1 of Tract 1118, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

TOGETHER WITH EASEMENT FOR INGRESS AND EGRESS RECORDED JUNE 29, 1976 IN BOOK M-76 AT PAGE 9837 AND RECORDED MARCH 28, 1977 IN BOOK M-77 AT PAGE 5087

SUBJECT TO: 1) Liens and encumbrances of record, if any. 2) Easements, restrictions, reservations, covenants and conditions of record, or apparent on the ground. 3) Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other fact, which a correct survey would disclose.

Property ID Nos.: 883438; 210373  
 Map Tax Lot No.: 3408-03600-01600

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.

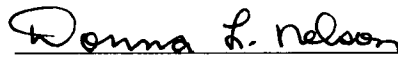
IN WITNESS WHEREOF, the grantor has executed this instrument this 10 day of October, 2022.

**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.

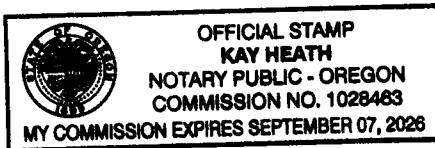
LEROY AND DONNA NELSON  
REVOCABLE LIVING TRUST, u.t.d. 01-05-2021

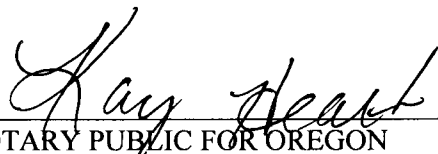
  
LeRoy D. Nelson, Trustee

  
Donna L. Nelson, Trustee

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 10 day of October, 2022, by LeRoy D. Nelson and Donna L. Nelson, as Trustees of the LEROY AND DONNA NELSON REVOCABLE LIVING TRUST, u.t.d. January 5, 2021



  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 9-7-26