



03/03/2023 10:26:57 AM Fee: \$87.00

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Nickolas & Kelsie Randall  9431 Hill Road Klamath Falls, OR 97603
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**Grantors:**  
Nickolas N. Randall  
Kelsie M. Randall  
9431 Hill Road  
Klamath Falls, OR 97603

**Grantees:**  
Nickolas N. Randall  
Kelsie M. Randall  
9431 Hill Road  
Klamath Falls, OR 97603

-BARGAIN AND SALE DEED-

Nickolas N. Randall and Kelsie M. Randall, as Tenants by the Entirety, Grantors convey to Kelsie M. Randall, Grantee the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Starting at the Southeast corner of Section 39, Township 39 South, Range 10 East, Willamette Meridian, and proceeding North along the section line between Sections 29 and 28 to a point 540 feet North of the marker; thence West for 208 feet; thence North for 208 feet; thence East for 208 feet; thence South for 208 feet to the point of beginning, all in Klamath County, Oregon

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 1 day of March, 2023.

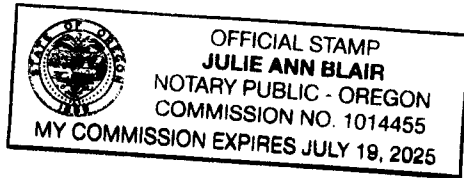
  
Nickolas N. Randall, Grantor

  
Kelsie M. Randall, Grantor

\*\*\*\*\*NOTARIES FOLLOW\*\*\*\*\*

STATE OF OREGON            )  
                                  ) ss.  
County of Klamath        )

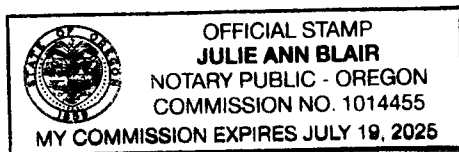
Personally appeared before me this 1<sup>st</sup> day of March, 2023, the above-named Nickolas N. Randall and, Grantors and acknowledged the foregoing instrument to be his voluntary act.



Julie A Blair  
Notary Public for Oregon  
My Commission expires: 07/19/2025

STATE OF OREGON            )  
                                  ) ss.  
County of Klamath        )

Personally appeared before me this 1<sup>st</sup> day of March, 2023, the above-named Kelsie M. Randall, Grantor and acknowledged the foregoing instrument to be her voluntary act.



Julie A Blair  
Notary Public for Oregon  
My Commission expires: 07/19/2025