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04/21/2023 02:12:49 PM

Fee: \$82.00

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Terry K. Nash 2509 Hawkins Street Klamath Falls, OR 97601
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Grantors:
Terry K. Nash
2509 Hawkins Street
Klamath Falls, OR 97601

Grantee:
Terry K. Nash
Robert V. Maxwell
2509 Hawkins Street
Klamath Falls, OR 97601

-BARGAIN AND SALE DEED-

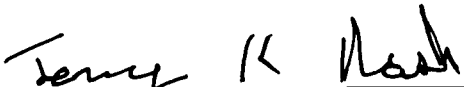
Terry K. Nash, Grantor conveys to Terry K. Nash and Robert V. Maxwell, not as tenants in common but with rights of survivorship, Grantees, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 7, Block 11, Tract 1143, Resubdivision of a portion of Blocks 11, 12, 13 and 14, Buena Vista Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

The true and actual consideration for this transfer is Estate Planning/\$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.

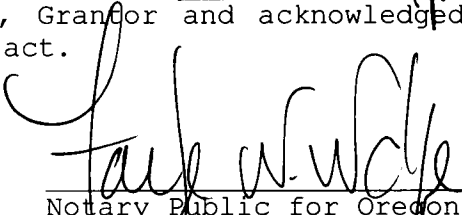
DATED this 20 day of April, 2023.


Terry K. Nash, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 20 day of April, 2023, the above-named Terry K. Nash, Grantor and acknowledged the foregoing instrument to be his voluntary act.




Notary Public for Oregon
My Commission expires: 3-16-27