

Tax ID: 021-621937

Recording requested by:
Leslie Susan Hasvold
11565 Eagle Peak Dr.
Sparks, NV 89441

Mail tax statements to:
When recorded mail to:
Leslie Susan Hasvold
11565 Eagle Peak Dr.
Sparks, NV 89441

2023-003669

Klamath County, Oregon

05/15/2023 10:00:01 AM

Fee: \$92.00

GRANT, BARGAIN AND SALE DEED

For valuable consideration, the receipt of which is hereby acknowledged, I, LESLIE S. HASVOLD, (as "Grantor"), hereby grants and conveys to:

LESLIE SUSAN HASVOLD as Trustee, or successors in trust, under the HOME MEANS NEVADA TRUST, dated January 29, 2019, and fully restated on MAY 15, 2023, (as "Grantee"), all right, title and interest in the following real property situated in the County of Klamath, State of Oregon:

LEGAL DESCRIPTION

See Attached Exhibit 'A'

Commonly Known As: 11235 White Goose, Keno, OR 97627

Together with all tenements, hereditaments, and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues, or profits thereof.

This conveyance is subject to the following liens and encumbrances: (1) General, special and any supplemental county taxes and assessments not delinquent; (2) covenants, conditions, restrictions, reservations, easements, and rights-of-way of record, if any.

This Deed Dated this MAY 15, 2023.

Leslie Hasvold

LESLIE S. HASVOLD

CA961ADD-7191-418C-9880-40D4F968A254 --- 2023/05/15 03:46:12 -8:00 --- Remote Notary



STATE OF NEVADA)
)ss
COUNTY OF WASHOE)

On MAY 15, 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared LESLIE S. HASVOLD known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose name is subscribed to the Grant, Bargain and Sale Deed document, and acknowledged to me that they executed the same.

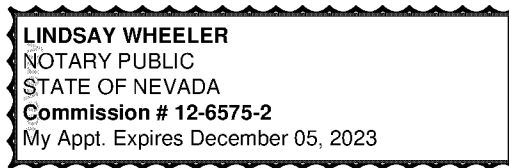
I certify under penalty of perjury under the laws of the State of Nevada that the foregoing is true and correct.

Pursuant to NRS 240.199, this document was notarized using audio-visual communication.

WITNESS my hand and official seal.

My Commission Expires: 12/5/23





Lindsay Wheeler, Notary Public
Notarial act performed by audio-visual communication

Electronic Signatures. Each party agrees that the electronic signatures, whether digital or encrypted, of the parties included in this Agreement are intended to authenticate this writing and to have the same force and effect as manual signatures. Delivery of a copy of this Agreement or any other document contemplated hereby bearing an original or electronic signature by electronic mail in “portable document format (“.pdf”) form, or by any other electronic means intended to preserve the original graphic and pictorial appearance of a document, will have the same effect as physical delivery of the paper document bearing an original or electronic signature.

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EXHIBIT 'A'

Parcel 1:

Lot 6, Block 35, Fifth Addition to Klamath River Acres, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

EXCEPTING THEREFROM a parcel of land situated in the Northerly portion of said Lot 6 being more particularly described as follows:

Beginning at the most Northerly corner of said Lot 6; thence along the most Easterly line of said Lot 6 South 33°24'18" East 11.90 feet to a 1/2 inch iron pin; thence South 58°15'58" West 69.77 feet to a 1/2 inch iron pin on the Westerly line of said Lot 6; thence along said Westerly line of Lot 6 North 07°46'11" West 10.94 feet to the Northerly line of said Lot 6; thence along said Northerly line North 56°35'42" East 65.00 feet to the point of beginning.

Parcel 2:

Lot 8, Block 35, FIFTH ADDITION TO KLAMATH RIVER ACRES according to the official plat thereof on file in the records of Klamath County, Oregon.

EXCEPTING THEREFROM a parcel of land situated in the Northerly portion of Lot 8 of said block 35 of FIFTH ADDITION TO KLAMATH RIVER ACRES, being more particularly described as follows:

Beginning at the Northwest corner of said Lot 8; thence North 56°35'42" East along the Northerly line of said Lot 8, 135.00 feet to the most Northerly corner of said Lot 8; thence South 49°07'22" East along the Northeasterly line of said Lot 8, 22.56 feet; thence leaving said Northeasterly line of Lot 8, South 58°15'58" West, 159.47 feet, to a 1/2 inch iron pin on the Westerly line of said Lot 8; thence North 13°35'00" East along said Westerly line of Lot 8, 25.02 feet to the point of beginning.

Parcel 3:

Lot 7, Block 35, FIFTH ADDITION TO KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM a parcel of land situated in the Northerly portion of said Lot 7, being more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the most Northerly corner of said Lot 7; thence South 36°49'11" East along the most Easterly line of said Lot 7, 19.89 feet; thence leaving said Easterly line of Lot 7, South 58°15'58" West, 273.02 feet to a 1/2 inch iron pin on the line common to Lots 6 and 7; thence North 33°24'18" West along said line common to Lots 6 and 7, 11.90 feet to the Northerly line of said Lot 7; thence North 56°35'42" East along said Northerly line of Lot 7, 273.93 feet to the point of beginning.

TOGETHER WITH a parcel of land situated in the Northerly portion of Lot 8 of said block 35 of FIFTH ADDITION TO KLAMATH RIVER ACRES, being more particularly described as follows:

Beginning at the Northwest corner of said Lot 8; thence North 56°35'42" East along the Northerly line of said Lot 8, 135.00 feet to the most Northerly corner of said Lot 8; thence South 49°07'22" East along the Northeasterly line of said Lot 8, 22.56 feet; thence leaving said Northeasterly line of Lot 8, South 58°15'58" West, 159.47 feet, to a 1/2 inch iron pin on the Westerly line of said Lot 8; thence North 13°35'00" East along said Westerly line of Lot 8, 25.02 feet to the point of beginning.

