

2024-000704

Klamath County, Oregon



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01/26/2024 03:03:26 PM

Fee: \$92.00

Returned at Counter

AFTER RECORDING RETURN TO:

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

GRANTOR'S NAME AND ADDRESS:

Gayle Payne Nicholson  
2650 Washburn Way, #120  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

Gayle Roberta Nicholson, Trustee of the  
Gayle Roberta Nicholson Revocable  
Living Trust, uad June 21, 2023  
2650 Washburn Way, #120  
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Gayle Roberta Nicholson, Trustee  
2650 Washburn Way #120  
Klamath Falls, OR 97601

**BARGAIN AND SALE DEED**

**GAYLE PAYNE NICHOLSON**, hereinafter referred to as grantor, conveys to **GAYLE ROBERTA NICHOLSON, TRUSTEE OF THE GAYLE ROBERTA NICHOLSON REVOCABLE LIVING TRUST, UAD 06-21-23**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

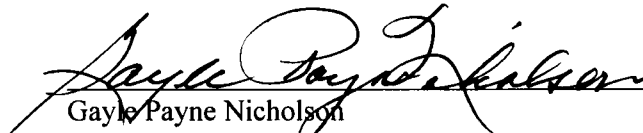
See Exhibit "A" attached hereto and incorporated herein by reference.

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; i.e., for estate planning purposes.

IN WITNESS WHEREOF, the grantor has executed this instrument this 25 day of January, 2024.

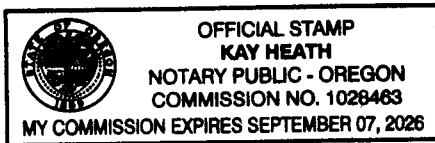
**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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,**

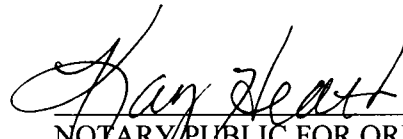
UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11,  
CHAPTER 424, OREGON LAWS 2007, SECTION 2 TO 9 AND 17, CHAPTER 855,  
OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

  
Gayle Payne Nicholson

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 35 day of January, 2024,  
by Gayle Payne Nicholson.



  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 9-7-2026

**EXHIBIT "A"**

Attached to and made a part of  
Bargain and Sale Deed wherein  
Gayle Payne Nicholson, is Grantor, and  
Gayle Roberta Nicholson, Trustee of the  
Gayle Roberta Nicholson Trust, uad 06-21-23,  
is Grantee

**REAL PROPERTY DESCRIPTION**

The South 476.73 feet of the following described property:

That portion of Tract 39B of the ENTERPRISE TRACTS, in the County of Klamath, State of Oregon, lying Northeasterly of the East Side Bypass as conveyed to the State of Oregon by deed recorded September 7, 1956 in Book 286 at Page 399, Deed Records of Klamath County, Oregon.

LESS AND EXCEPT the following described parcel:

A parcel of land being a portion of Tract 39B and 40A of ENTERPRISE TRACTS, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a 5/8" iron rod, from which a steel axle marking the Northwest 1/16 corner of Section 34, Township 38 South, Range 9 East of the Willamette Meridian bears North 84 degrees 07'43" East 311.80 feet; thence South 12 degrees 41'11" West 403.39 feet to a 5/8" iron rod on the Northeasterly right of way line of the Oregon State Highway No. 39 (Eastside Bypass) at centerline station 151+49.7; thence along the Northeasterly right of way line as follows:

Northwesterly, along a Spiral Curve to the left 249.70 feet to a 5/8" iron rod (centerline station 149+00); thence North 45 degrees 02'07" East 15.00 feet to a 5/8" iron rod (centerline station 149+00); thence Northwesterly along a Spiral Curve to the left 155.48 feet to a 5/8" iron rod (centerline station P.C.S. 147+55.3); thence along the arc of a curve to the left 138.72 feet (Central Angle 6 degrees 15'09", Radius 1270.92 feet, Chord bears North 53 degrees 02'29" West 138.62 feet) to a 5/8" iron rod; said point being the intersection of the said Northeasterly right of way line and the Southerly right of way line of Beverly Drive; thence leaving said right of way line, along the Southerly right of way line of Beverly Drive, North 89 degrees 39'00" East 476.84 feet to the point of beginning.

ALSO LESS & EXCEPT any portion lying within Foothill Blvd. also known as Beverly Drive.

Property ID No.: 443078  
Tax Lot No.: 3809-034BC-00200