

2024-000708

Klamath County, Oregon



00324470202400007080040046

01/26/2024 03:05:26 PM

Fee: \$97.00

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 P. 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 P. 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:

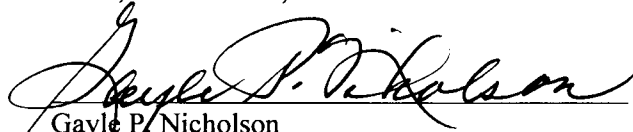
See Exhibit "A" attached hereto and incorporated herein by reference.

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.

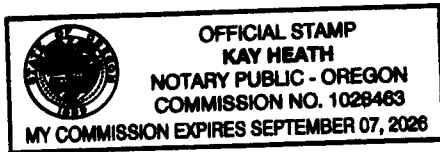
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 25 day of January, 2024,
by Gayle P. 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 P. Nicholson, is Grantor, and
Gayle Roberta Nicholson, Trustee of the
Gayle Roberta Nicholson Trust, uad 06-21-23,
is Grantee

That certain property civilly described as 3865 Denver Avenue, 3415 Crest Street, and 3920 Denver Avenue, Klamath Falls, Klamath County, Oregon, more particularly described as follows:

REAL PROPERTY DESCRIPTION

PARCEL 1

A portion of the tract of land described in Volume 346, page 568, Deed Records of Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron rod, on the South line of the above described tract of land and also being on the Northerly right of way line of Denver Avenue, from which the Southeast corner of the NE ¼ of the NE ¼ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon bears North 70°09'53" East, 912.80 feet; thence South 89°41'13" West 110.02 feet, along the Northerly right of way line of said Denver Avenue, to a 5/8" iron rod; thence North 00°48'47" West, 121.93 feet, leaving said Northerly right of way line, to a 5/8" iron rod; thence North 89°41'13" East, 110.02 feet to a 5/8" iron rod; thence South 00°48'47" East, 121.93 feet to the point of beginning.

PARCEL 2

That portion of the SE ¼ NE ¼ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point South 330 feet and West 570 feet of the Southeast corner of the NE ¼ NE ¼ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence West 175 feet; thence North 40 feet; thence West 575 feet to the center of Dedicated Road (Crest Street); thence North 290 feet; thence East 921 feet to center line of U.S.R.S. Drainage Canal; thence Southwesterly along said center line to the point of beginning.

EXCEPT that portion thereof lying within the boundaries of Crest Street.

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PARCEL 3

That portion of the SE ¼ NE ¼ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is 655 feet South and 737 feet West of the Southeast corner of the NE ¼ NE ¼ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; and running thence West 80.4 feet; thence North 325 feet; thence East 247.4 feet, more or less, to the center line of U.S.B.R. 1-C Drainage Canal; thence 361 feet, more or less, in a Southwesterly direction along the centerline of said drainage canal to the place of beginning.

EXCEPT any portion thereof lying within the boundaries of Denver Avenue.

Tax ID Nos.: 541774, 541783, 541836
Map Tax Lot Nos.: 3909-010AD-00300
3909-010AD-00400
3909-010AD-01000