

AFTER RECORDING RETURN TO:  
FITCH & NEARY, P.C.  
210 SW 5<sup>th</sup> St., Suite 2  
Redmond OR 97756

Unless Otherwise Requested, All  
Tax Statements Shall be sent to:  
Robert and Debra Nash  
2074 SW 41<sup>st</sup> St  
Redmond, OR 97756

**BARGAIN AND SALE DEED**

The true and actual consideration for this conveyance is no dollars, love and affection.

ROBERT KENDALL NASH and DEBRA ANN NASH, as tenants by the entirety, Grantor, grants, bargains, sells and conveys unto ERIC ROBERT NASH, Grantee, the following described real property, situated in the County of Klamath, State of Oregon, to-wit:

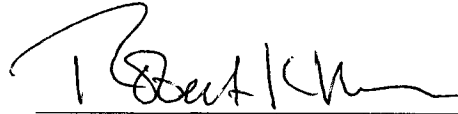
Lot 120 Tract 1318, GILCHRIST TOWNSITE, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Tax Account No.(s): 881552

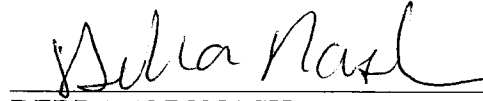
**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS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

*SIGNATURE PAGE TO FOLLOW*

DATED this 20 day of February 2024.



ROBERT KENDALL NASH



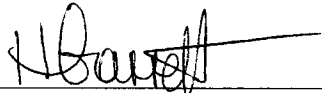
DEBRA ANN NASH

STATE OF OREGON)

: ss.

County of Deschutes )

Personally appeared before me this 20 day of February 2024, the above-named, ROBERT KENDALL NASH AND DEBRA ANN NASH and acknowledged the foregoing instrument to be their voluntary act and deed.



Notary Public of Oregon

