

Returned at Counter

2024-002347

Klamath County, Oregon



00326588202400023470020021

03/28/2024 10:19:39 AM

Fee: \$87.00

After recording, return to:

Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:

Eric J. Nystrom and Diane M. Nystrom
Trustees of the Nystrom Family Trust
P. O. Box 93
Keno, OR 97627

Grantors:

Eric Nystrom and Diane Nystrom
P. O. Box 93
Keno, OR 97627

Grantee:

Eric J. Nystrom and Diane M. Nystrom
Trustees of the Nystrom Family Trust
P. O. Box 93
Keno, OR 97627

BARGAIN AND SALE DEED

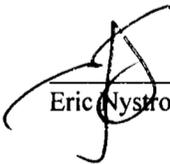
Eric Nystrom and Diane Nystrom, as tenants by the entirety, Grantors, convey to Eric J. Nystrom and Diane M. Nystrom, Trustees of the Nystrom Family Trust, Grantee, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

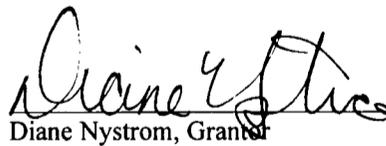
Refer to Exhibit A, attached hereto and incorporated by this reference.

The true and actual consideration for this transfer is estate planning,

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.

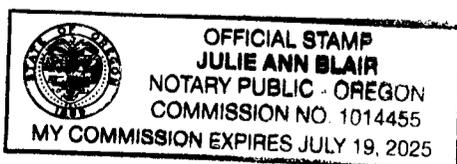
DATED this 26th day of March, 2024.


Eric Nystrom, Grantor


Diane Nystrom, Grantor

STATE OF OREGON)
County of Klamath) ss.

Personally appeared before me this 26th day of March, 2024, the above-named Eric Nystrom and Diane Nystrom, Grantors, and acknowledged the foregoing instrument to be their voluntary act.



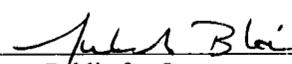

Notary Public for Oregon
My Commission expires: 07/19/2025

Exhibit A

A parcel of land situated in Lot 5, Block 6, TRACT 1083, CEDAR TRAILS, Section 20, Township 40 South, Range 8 East of the Willamette Meridian, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the West line of said Lot 5, Block 6 said point being North 00° 02' 50" West 252.56 feet from the Southwest corner of Lot 5, Block 6; thence from said point of beginning North 00° 02' 50" West 189.94 feet along the West line of Lot 5, Block 6 to a point; thence North 89° 48' 25" East 345.00 feet to a point on the East line of Lot 5, Block 6; thence South 00° 02' 50" East 190.04 feet along the East line of Lot 5, Block 6 to a point; thence South 89° 49' 25" West 345.00 feet to the point of beginning.