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2024-002348
Klamath County, Oregon



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03/28/2024 10:19:47 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

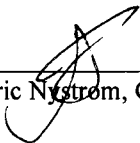
Eric Nystrom and Diane Nystrom, husband and wife, Grantors, convey to Eric J. Nystrom and Diane M. Nystrom, Trustees of the Nystrom Family Trust, Grantee, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

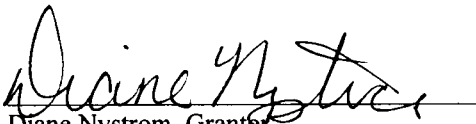
Refer to Exhibit A, attached hereto and incorporated by this reference.

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.

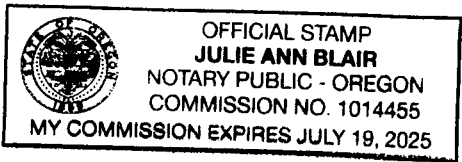
DATED this 26th day of March, 2024.


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"
LEGAL DESCRIPTION

Parcel 1:

A parcel of land situated in the NW1/4 of Section 6, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the North line of said Section 6 from which the Northwest corner of said Section 6 bears South 89°47'18" West, 70.00 feet; thence from said point of beginning North 89°47'18" East along the North line of said Section 6, 67.90 feet to a 5/8 inch iron pin; thence South 00°07'06" East 194.24 feet to a 5/8 inch iron pin on the Northerly right of way line of the Klamath Falls-Ashland Highway; thence South 88°57'00" West along the Northerly right of way line of said Klamath Falls-Ashland Highway 67.91 feet to a 5/8 inch iron pin; thence North 00°07'06" West 195.24 feet to the point of beginning.

Parcel 2:

A parcel of land situated in the NW1/4 of Section 6, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the North line of said Section 6 from which the Northwest corner of said Section 6 bears South 89°47'18" West, 137.90 feet; thence from said point of beginning North 89°14'18" East along the North line of said Section 6, 67.90 feet to a 5/8 inch iron pin; thence South 00°07'06" East 193.25 feet to a 5/8 inch iron pin on the Northerly right of way line of the Klamath Falls-Ashland Highway; thence South 88°57'00" West along the Northerly right of way line of said Klamath Falls-Ashland Highway 67.91 feet to a 5/8 inch iron pin; thence North 00°07'06" West 194.24 feet to the point of beginning.

Parcel 3:

A parcel of land situated in the NW1/4 of Section 6, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pipe on the North line of said Section 6 from which the Northwest corner of said Section 6 bears South 89°47'18" West, 205.80 feet; thence from said point of beginning North 89°47'18" East along the North line of said Section 6, 69.66 feet to a 5/8 inch iron pin which is located South 89°47'18" West 60.00 feet from the Northwest corner of that certain parcel of land recorded in M77 at page 8510, official Klamath County Records; thence South 00°16'59" West, at right angles and parallel to the Westerly line of said parcel recorded in M77 at page 8510, 192.26 feet to a 5/8 inch iron pin on the Northerly right of way line of said Klamath Falls-Ashland Highway; thence South 88°57'00" West along the Northerly right of way line of said Klamath Falls-Ashland Highway 68.32 feet to a 5/8 inch iron pin; thence North 00°07'06" West 193.25 feet to the point of beginning.