

2024-003534

Klamath County, Oregon



00328045202400035340030033

05/07/2024 10:12:02 AM

Fee: \$92.00

Returned at Counter

Bruce William Nichols
10887 E. Langell Valley Rd
Bonanza, OR 97623

Grantor's Name and Address

Brian Franklin Nichols
10887 E. Langell Valley Rd
Bonanza, OR 97623

Grantee's Name and Address

After recording return to:
Brian Franklin Nichols
10887 E. Langell Valley Rd
Bonanza, OR 97623

Until a change is requested all tax statements
shall be sent to the following address:

Brian Franklin Nichols
10887 E. Langell Valley Rd
Bonanza, OR 97623

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Bruce William Nichols,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Brian Franklin Nichols,**

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

SEE LEGAL DESCRIPTION EXHIBI "A" ATTACHED

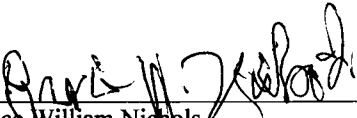
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$40,000.00.
However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.


In Witness Whereof, the grantor has executed this instrument this 7th day of May, 2024; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.



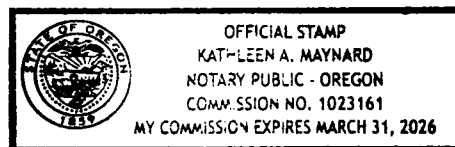
Bruce William Nichols

State of Oregon} ss
County of Klamath}

On this 7th day of May, 2024, before me, Kathleen A. Maynard a Notary Public in and for said state, personally appeared Bruce William Nichols, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/~~she~~/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: March 31, 2026



LEGAL DESCRIPTION
EXHIBIT "A"

All of Grantors undivided 1/3 Interest in and to the following described property:

A parcel of land situate in the NW1/4 SE1/4 of Section 6, Township 40 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, being that portion of said NW1/4 SE1/4 lying East of the East Langell Valley Road, South of the Wilkerson Lateral of the Langell Valley Irrigation District and North of the following described line:

Beginning at a point on the Easterly right of way line of the East Langell Valley Road, as the same is presently located and constructed, from which point the brass cap monument marking the Southeast corner of Section 6, Township 40 South, Range 14 East of the Willamette Meridian, bears South 49° 25' 20" East 3335.0 feet distant; thence North 77° 40' East 196.50 feet; thence 220.25 feet along the arc of a 950.00 foot radius curve to the right, the long chord of which bears North 84° 18' 30" East 219.75 feet; thence South 89° 03' East 795 feet, more or less, to the East line of said NW1/4 SE1/4 of Section 6.

APN 4014-00600-00400