



2024-004644

Klamath County, Oregon

06/10/2024 11:16:02 AM

Fee: \$87.00

2024-004710

Klamath County, Oregon

06/11/2024 02:14:02 PM

Fee: \$92.00

THIS SPACE RESERVED FOR

Joshua Charles Nielsen

3668 Old Fort Rd.

Klamath Falls OR 97601

Grantor's Name and Address

Joshua Charles Nielsen and Lauren Nielsen

3668 Old Fort Rd

Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

Joshua Charles Nielsen and Lauren Nielsen

3668 Old Fort Rd

Klamath Falls, OR 97601

This document is being re-recorded at the request of Amerititle to correct the legal description as originally recorded in 2024-004644

Until a change is requested all tax statements shall be sent to the following address:
Joshua Charles Nielsen and Lauren Nielsen
3668 Old Fort Rd
Klamath Falls, OR 97601

File No. 634864AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Joshua Charles Nielsen** hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Joshua Charles Nielsen and Lauren Nielsen, as Tenants by the Entirety,

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:

~~A parcel of land situated in Lots 9, 10 and 12 and also that portion of the vacated alley contained within the following description, to Block 17 of HOLT SHIELDS ADDITION to the City of Klamath Falls, Klamath County, Oregon, being more particularly described as follows:
Beginning at a 1/4 inch iron pipe at the Northwest corner of Lot 12 at the intersection of Portland Street and Crescent Avenue; thence South 61° 17' East 57.00 feet, along the Easterly right of way line of Crescent Avenue, to a 1/2 inch iron rod; thence North 84° 00' 00" East 71.54 feet to a 1/2 inch iron rod; thence North 15° 40' 04" East 15.59 feet to a 1/2 inch iron rod; thence North 27° 41' 20" East 18.00 feet to a 1/2 inch iron rod on the line between Lot 9 and 10; thence North 28° 56' 03" East 77.40 feet to a 5/8 inch iron rod marking the Northwestern corner of Lots 8 and 9, 10 feet to a 1/2 inch iron rod on the centerline of the vacated alley; thence Northeasterly along the centerline of said alley, said centerline being a 10 degree curve to the right, to its intersection with the Southerly right of way line of Portland Street; thence South 61° 42' West along the Southerly right of way line of Portland Street to the place of beginning.~~

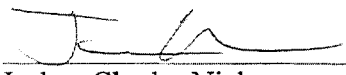
SEE ATTACHED EXHIBIT "A"

The true consideration for this conveyance is \$to convey title.

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 7 day of June, 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.


Joshua Charles Nielsen

State of Oregon } ss
County of Klamath }

On this 7th day of June, 2024, before me, Lisa Leggett-Weatherby a Notary Public in and for said state, personally appeared Joshua Charles Nielsen , 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.

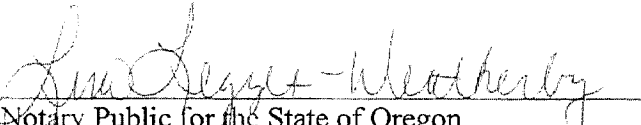

Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 9/27/27



EXHIBIT "A"

A parcel of land situated in Lots 9, 10, and 12 and also that portion of the vacated alley contained within the following description, in Block 17 of HOT SPRINGS ADDITION to the City of Klamath Falls, Klamath County, Oregon, being more particularly described as follows:

Beginning at a ½ inch iron pipe at the Northwest corner of Lot 12 at the intersection of Portland Street and Crescent Avenue; thence South 6° 17' East 97.00 feet, along the Easterly right of way line of Crescent Avenue, to a ½ inch iron rod; thence North 84° 00' 00" East 71.54 feet to a ½ inch iron rod; thence North 15° 40' 04" East 15.59 feet to a ½ inch iron rod; thence North 27° 47' 20" East 8.00 feet to a ½ inch iron rod on the line between Lots 9 and 10; thence North 22° 56' 03" East 77.40 feet to a 5/8 inch iron rod marking the Northwesterly corner of Lots 8 and 9, thence Northwesterly along an extension of the line between lots 8 and 9, 10 feet to a ½ inch iron rod on the centerline of the vacated alley; thence Northeasterly along the centerline of said alley, said centerline being a 10 degree curve to the right, to its intersection with the Southerly right of way line of Portland Street; thence South 61° 42' West along the Southerly right of way line of Portland Street, to the place of beginning.