

2024-010768

Klamath County, Oregon

RECORDING COVER SHEET (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234



00336697202400107680040049

12/12/2024 02:32:19 PM

Fee: \$97.00

*This space reserved for use by
Recording Office*

After recording return to:

ORS 205.234(1)(c)

Peter Nevin

17017 Hwy 140 E

Dairy, Oregon 97625

1. Title(s) of the transaction(s)

ORS 205.234(1)(a)

Bargain and Sale Deed

2. Direct party(ies) / grantor(s)

Name(s)

ORS 205.234(1)(b)

Malinda Nevin and Peter Nevin

3. Indirect party(ies) / grantee(s)

Name(s)

ORS 205.234(1)(b)

Peter Nevin

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$

Other: A sum other than money, consisting of
other property or value given or promised.

5. Send tax statements to:

ORS 205.234(1)(e)

Peter Nevin

17017 Hwy 140 E

Dairy, Oregon 97625

6. Satisfaction of lien, order, or warrant:

ORS 205.234(1)(f)

☐

FULL

☐

PARTIAL

7. The amount of the monetary obligation imposed by the lien, order, or warrant:

ORS 205.234(1)(f)

\$

8. Previously recorded document reference:**9. If this instrument is being re-recorded complete the following statement:**

ORS 205.244(2)

"Rerecorded at the request of Malinda Nevin

to correct Bargain and Sale Deed (Statutory Form) - legal description

previously recorded in book _____ and page _____, or as fee number 2023-006899."

Grantor's Name and Address:
Peter A. Nevin and Malinda B. Nevin
17017 Hwy 140 E
Dairy, Oregon 97625

[REDACTED]
00318567202300068990020020

08/14/2023 11:17:55 AM Fee: \$87.00

Grantee's Name and Address:
Peter A. Nevin Revocable Living Trust
Attention: Peter A. Nevin
17017 Hwy 140 E
Dairy, Oregon 97625

After recording return to:
Stahancyk, Kent & Hook P.C.
Attention: Frederick Schroeder
158 NE Greenwood Ave
Bend, Oregon 97701

Mail all tax statements to:
Peter A. Nevin Revocable Living Trust
Attention: Peter A. Nevin
17017 Hwy 140 E
Dairy, Oregon 97625

**BARGAIN AND SALE DEED
(Statutory Form)**

Peter A. Nevin and Malinda B. Nevin, grantors, convey to Peter A. Nevin as trustee for the Peter A. Nevin Revocable Living Trust dated June 12, 2023, grantee, and unto grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, the following real property, situated at 1051 and 1030 Mitchell Road, in Klamath County, State of Oregon, described as follows:

SEE ATTACHED "EXHIBIT A"

Map Tax Lot No(s). 3810-00000-02701 and 3811-V3000-00300, respectively (for reference only)

This property is subject to all liens, easements, and encumbrances of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true and actual consideration for this conveyance includes other property or value that represents the whole consideration.

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.

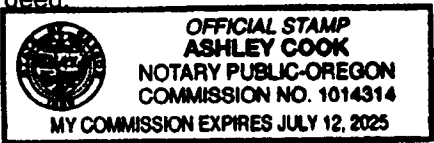
In Witness Whereof, the grantor has executed this instrument this 22nd day of July, 2023.

Peter A. Nevin
Peter A. Nevin

Malinda B. Nevin
Malinda B. Nevin

State of Oregon, County of Deschutes) ss.

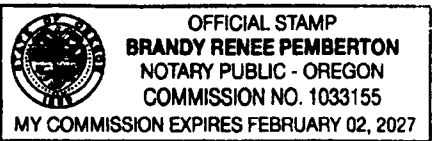
This instrument was acknowledged before me this 12th day of June, 2023 by Peter A. Nevin to be his voluntary act and deed.



Ashley Cook
Notary Public for Oregon
My Commission Expires: July 12, 2025

State of Oregon, County of Klamath) ss.

This instrument was acknowledged before me this 22nd day of July, 2023, by Malinda B. Nevin to be her voluntary act and deed.



Brandy R. Pemberton
Notary Public for Oregon
My Commission Expires: Feb 02, 2027

**Exhibit A
Legal Description**

From AmeriTitle email:

Parcel 2 of Land Partition 6-03, as recorded at the Klamath County Clerk's Office. Situated in Section 24, Township 38 South, Range 10 East of the Willamette Meridian and in the South ½ of Section 30, the North ½ of Section 31, Township 38 South Range 11 ½ East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the following described Property:

A Tract of land being situated in the NW ¼ and the SW ¼ of Section 24, Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon. Said Tract being a portion of Unsurveyed Parcel 2 of Land Partition 6-03 as recorded at the Klamath County Clerk's Office. Being more particularly described as follows:

Commencing at the most northwesterly corner of said Parcel 2, thence along the northerly line of said Parcel 2, North 50°32'06" East, 745.27 feet; thence continuing along said northerly line, North 49°57'56" East, 213.85 feet to the TRUE POINT OF BEGINNING; thence continuing along said northerly line, North 49°57'56" East, 731.85 feet to an angle point in said northerly line; thence along said northerly line, South 35°15'13" East, 278.40 feet to an angle point in said northerly line; thence leaving said northerly line of said Parcel 2, along the arc of a 1410.00 foot radius curve to the right through a central angle of 31°18'45" (the long chord of which bears South 71°20'44" West, 761.02 feet) and arc distance of 770.58 feet to the point of beginning.

IN ADDITION THERETO the following described Property:

A Tract of land being situated in the NW ¼ and the SW ¼ of Section 24, Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon. Said Tract being a portion of Unsurveyed Parcel 2 of Land Partition 50-07 as recorded at the Klamath County Clerk's Office. Being more particularly described as follows:

Beginning at the most southeasterly corner of said Parcel 2, thence along the southerly line of said Parcel 2, South 60°16'08" West, 1263.30 feet; thence leaving said southerly line, North 54°44'47" East, 1343.37 feet to the easterly line of said parcel 2; thence along said easterly line, South 00°00'00" East, 148.88 feet to the point of beginning.

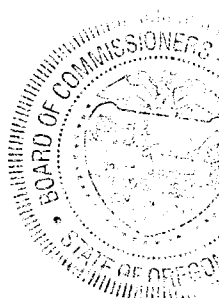
State of Oregon

County of Klamath

I hereby certify that instrument #2023-006899, recorded on 8/14/2023, consisting of 2 page(s), is a correct copy as it appears on record at the Klamath County Clerk's office.

Rochelle Long, Klamath County Clerk

Date: December 11th, 2024



Daniel Beard

EXHIBIT A
Legal Description

Parcel 1 of Land Partition 18-22, as recorded at the Klamath County Clerk's Office as Document No. 2022-14031. Being a re-plat of unsurveyed Parcel 2 of Land Partition 6-03. Situated in the Northeast 1/4 and Southeast 1/4 and Southwest 1/4 and Northwest 1/4 of Section 24, Township 38 South, Range 10 East of the Willamette Meridian and in the Southwest 1/4 of Section 30, Township 38 South, Range 11 1/2 East of the Willamette Meridian and in the Northwest 1/4 of Section 31, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon.