

2025-000629

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



00338098202500006290040045

01/28/2025 02:18:05 PM

Fee: \$97.00

*This space reserved for use by
Recording Office*

After recording return to:

ORS 205.234(1)(c)

Rocky Nelson

3087 5th St

Bonanza, OR 97623

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

ORS 205.234(1)(a)

Quitclaim Deed

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

Name(s)

ORS 205.234(1)(b)

Donald M. Nelson, Trustee of the Donald M. Nelson Trust

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

Name(s)

ORS 205.234(1)(b)

Rocky Nelson

Returned at Counter

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$

Other:

5. Send tax statements to:

ORS 205.234(1)(e)

Rocky Nelson

3087 5th St.

Bonanza, OR 97623

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 Grantor

to correct Grantor name and legal description

previously recorded in book _____ and page _____, or as fee number 2025-000203."

2025-000203

Klamath County, Oregon

QUITCLAIM DEED

00337551202500002030010010

01/10/2025 10:53:07 AM

Fee: \$82.00

GRANTEE

Rocky Nelson
3087 5th St.
BONANZA, OR. 97623

GRANTORS NAME & ADDRESS

Donald Nelson
31639 Price St.
BONANZA, OR 97623

SEND ALL TAX STATEMENTS TO NAME & ADDRESS Rocky Nelson P.O. Box 543., BONANZA, OR, 97623

KNOW ALL BY THESE PRESENTS THAT ^m Donald Nelson, TRUSTEE OF THE DONALD M. NELSON TRUST

HEREINAFTER CALLED GRANTOR, FOR THE CONSIDERATION HEREINAFTER STATED, DOES HEREBY REMISE, RELEASE, AND FOREVER QUITCLAIM UNTO ROCKY NELSON
HEREAFTER CALLED GRANTEE, AND UNTO GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS, ALL OF THE GRANTOR'S RIGHT, TITLE AND INTEREST IN THAT CERTAIN REAL PROPERTY, WITH THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING OR IN ANY WAY APPERTAINING, SITUATED IN KLAMATH COUNTY, STATE OF OREGON, DESCRIBED AS FOLLOWS.
(LEGAL DISCRPTION)

PROPERTY LOCATION: NOT PLATTED, BONANZA OR, 97623 *See Attached*

PROPERTY MAPS, TWP 39 RNGE 11, BLOCK SEC 10, TRACT. ACRES 0.39, MAP R-3911-010CA-01900-000.
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY OREGON, FILED APRIL 17, 2008 IN 2008-005604
RECORDS OF KLAMATH COUNTY.

TO HAVE AND TO HOLD THE SAME UNTO GRANTEE AND GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS FOREVER.
THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 40,000
IN CONSTRUING THIS INSTRUMENT, WHERE THE CONTEXT SO REQUIRES, THE SINGULAR INCLUDES THE PLURAL, AND ALL GRAMMATICAL CHANGES SHALL BE MADE SO THAT THIS INSTRUMENT SHALL APPLY EQUALLY TO BUSINESS, OTHER ENTITIES AND TO INDIVIDUALS.

IN WITNESS WHEREOF, GRANTOR HAS EXECUTED THIS INSTRUMENT ON 1/10/2025 ANY
SIGNATURE ON BEHALF OF A BUSINESS OR OTHER ENTITY IS MADE WITH THE AUTHORITY OF THAT ENTITY.

GRANTORS SIGNATURE

STATE OF OREGON, COUNTY OF KLAMATH

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 1-10-25

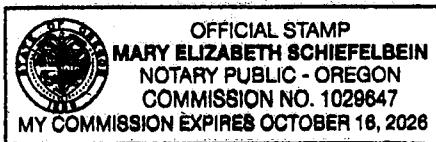
BY GRANTOR

Donald Nelson

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 1-10-25

AS NOTARY

Mary Elizabeth Schiefelbein
10-10-26



State of Oregon

County of Klamath

I hereby certify that instrument #2025-000203,
recorded on 1/10/2025, consisting of 1 page(s),
is a correct copy as it appears on record at the
Klamath County Clerk's office.

Rachelle Long, Klamath County Clerk

Date: January 28th, 2025

Julie VanLeuven
Julie VanLeuven

QUITCLAIM DEED

00337551202500002030010010

01/10/2025 10:53:07 AM

Fee: \$82.00

GRANTEE
Rocky Nelson
3087 5th St.
BONANZA, OR 97623

GRANTORS NAME & ADDRESS
Donald Nelson
31639 Price St.
BONANZA, OR 97623

SEND ALL TAX STATEMENTS TO NAME & ADDRESS Rocky Nelson P.O. Box 543., BONANZA, OR, 97623

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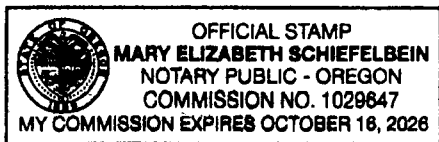
STATE OF OREGON, COUNTY OF KLAMATH

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 1-10-25

BY GRANTOR Donald Nelson

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 1-10-25

AS NOTARY Mary Elizabeth Schiefelbein
10-16-26



State of Oregon
County of Klamath

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Rochelle Long, Klamath County Clerk

Date: January 28th, 2025

Julie VanLeuven

Donald M. Nelson, Trustee of Donald M. Nelson Trust

Attachment: Legal Description

Beginning at a point 120 feet East and 66 feet North of the Northwest corner of block 15 of the First Addition to the town of Bonanza, Oregon, according to the recorded plat thereof now on file with the county clerk of Klamath County thence, running North 140 feet; thence East 120 feet; thence South 140 feet; thence West 120 feet to the place of beginning, the same being a part of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.