

THIS SPACE RESERVED FOR RECORDER'S USE

2025-002218

Klamath County, Oregon



00340123202500022180030033

03/27/2025 10:37:38 AM

Fee: \$92.00

Returned at Counter

Christina L Nelson

9808 Tingley Ln

Klamath Falls, OR 97603

Grantor's Name and Address

Christina L Nelson

9808 Tingley Ln

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

Christina L Nelson

9808 Tingley Ln

Klamath Falls, OR 97603

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

Christina L Nelson

9808 Tingley Ln

Klamath Falls, OR 97603

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called **Christina L Nelson**, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Christina L Nelson** and **Richard Warren Nelson** and **Richard Warren Wellington Nelson** and **Amanda Jayne Nelson** with rights of survivorship, 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 Exhibit "A" Attached

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3909 03200 00600

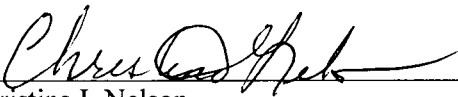
The true consideration for this conveyance is **\$0.00**

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 27 day of March, 2025; 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.


Christina L Nelson

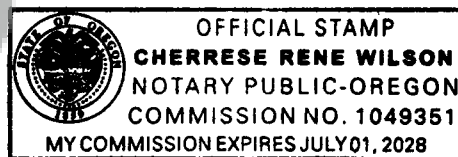
State of Oregon } ss
County of Klamath }

On this 27th day of March, 2025, before me, a Notary Public in and for said state, personally appeared, 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:



Legal Description
Exhibit "A"

The E1/2 of the NE1/4 of Section 32, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING that portion deeded to United States of America by deeds recorded on page 438 of Volume 37 and on page 488 of Volume 97 of Deed Records of Klamath County, Oregon;

AND FURTHER EXCEPTING the portion of the NE1/4 NE1/4 of Section 32, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which is described as follows:

Beginning at the Northeast corner of said Section 32, as marked by a 5/8" iron pin in a monument case; thence South on the East line of said Section 736.00 feet; thence South 86 degrees 24' 00" West along the center of a board fence 1320 feet, more or less to a point on the West line of said NE1/4 of the NE1/4; thence Northerly 809 feet, more or less to the Northwest corner of said NE1/4 of the NE1/4; thence Easterly 1317 feet, more or less, to the point of beginning.