

2025-004275

Klamath County, Oregon

# QUITCLAIM DEED



00342617202500042750020023

06/05/2025 10:17:46 AM

Fee: \$87.00

**GRANTEE**

Ty and Kya Nelson  
41588 College St.  
BONANZA, OR. 97623

**GRANTORS NAME & ADDRESS**

Donald Nelson  
31639 Price St.  
BONANZA, OR 97623

SEND ALL TAX STATEMENTS, RECODINGS: Ty Nelson, 41588 College St. BONANZA, OR, 97623

KNOW ALL BY THESE PRESENTS THAT **Donald Nelson**

HEREINAFTER CALLED GRANTOR, FOR THE CONSIDERATION HEREINAFTER STATED, DOES HERE BY REMISE, RELEASE, AND FOREVER QUITCLAIM UNTO **TY AND KYA 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: CODE: 036 PCL: 400 ACRES: 3.03 BONANZA OR, 97623

PROPERTY MAPS, MAP -3911-010CO-02600.

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. *See Exh. B: T A*

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 \$ 4,000 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 6/5/2025 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 6/5/25

BY GRANTOR

Don Nelson

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 6/5/25

AS NOTARY

Mary Elizabeth Schiefelbein  
10-16-26

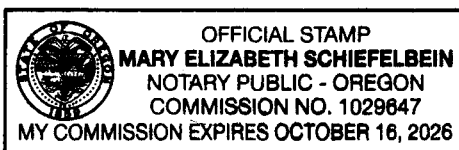


EXHIBIT A

THIS SPACE RESERVED FOR REC

Returned at Counter

2022-012437

Klamath County, Oregon



00307612202200124370020020

10/18/2022 11:23:01 AM

Fee: \$87.00

Don Nelson  
PO Box 437  
Bonanza, OR 97623

Grantor's Name and Address

Donald M. Nelson Trust, dated November 10,2012  
Donald M. Nelson, Trustee  
PO Box 437  
Bonanza, OR 97623

Grantee's Name and Address

After recording return to:  
Donald M. Nelson Trust, dated November 10,2012  
Donald M. Nelson, Trustee  
PO Box 437  
Bonanza, OR 97623

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

Donald M. Nelson Trust, dated November 10,2012  
Donald M. Nelson, Trustee  
PO Box 437  
Bonanza, OR 97623

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### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **Don Nelson,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Donald M. Nelson, Trustee of the Donald M. Nelson Trust, dated November 10,2012,**

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:

**Lot 17 in Block 69, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon**

The true and actual consideration paid for this transfer, stated in terms of dollars, is estate planning. 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.