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08/08/2025 02:10:03 PM

Fee: \$92.00

Christian Nadal  
3566 South 1550 West  
St. George, UT 84790

Grantor's Name and Address

Christian Nadal and Patrick Bruno Nadal  
3566 South 1550 West  
St. George, UT 84790

Grantee's Name and Address

After recording return to:  
Christian Nadal and Patrick Bruno Nadal  
3566 South 1550 West  
St. George, UT 84790

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

Christian Nadal and Patrick Bruno Nadal  
3566 South 1550 West  
St. George, UT 84790

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**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That **Christian Nadal,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Christian Nadal and Patrick Bruno Nadal, Not as Tenants in Common but 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:

**THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 37 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.**

**EASEMENT IS DESCRIBED AS FOLLOWS: THAT ROAD COMMONLY KNOWN AS KING CABIN CANYON ROAD THAT EXTENDS FROM THE EAST LINE OF THE NW1/4 SE1/4 OF SECTION 31, TOWNSHIP 37 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN TO THE SOUTH LINE OF THE E1/2 SE1/4 OF SAID SECTION 31, AND THENCE EAST OVER THE SOUTH 30 FEET OF THE SE1/4 OF SECTION 31 TO THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 37 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.**

The true and actual consideration paid for this transfer, stated in terms of dollars, is to convey title. 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.

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 4 day of August, 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.

Christian Nadal 8/4/2025  
Christian Nadal

State of Utah } ss  
County of Washington

On this 4 day of Aug, 2025, before me, Penny Lynn Shelley, a Notary Public in and for said state, personally appeared Christian Nadal, 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.

Penny Lynn Shelley  
Notary Public for the State of  
Residing at: St George, Ut  
Commission Expires: 9/12/2026

