

2014-010922

Klamath County, Oregon



00160344201400109220020021

10/17/2014 02:30:50 PM

Fee: \$47.00

Grantors' Names and Addresses

Claudia Arnold (formerly Claudia Vonderscher)  
12 Arabis Court  
Ladera Ranch, CA 97694

Grantee's Name and Address

Patricia Ann Tompkins *fka* Wagner  
4051 Medicine Man Road  
Pahrump, NV 89048

After Recording Return to:

Patricia Ann Tompkins  
4051 Medicine Man Road  
Pahrump, NV 89048

Until requested otherwise, send all tax statements to:

Patricia Ann Tompkins  
4051 Medicine Man Road  
Pahrump, NV 89048

**BARGAIN AND SALE DEED**

I, Claudia Arnold (formerly known as Claudia Vonderscher), do hereby grant, bargain and convey all right, title and interest to the Patricia Ann Tompkins *fka* Patricia Ann Wagner, the following described real property situate in Klamath County, Oregon, to wit:

**The NW 1/4 of the NW 1/4 of the NW 1/4 of Section 1, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.**

The true and actual consideration paid for this transfer has been previously paid and received. 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.

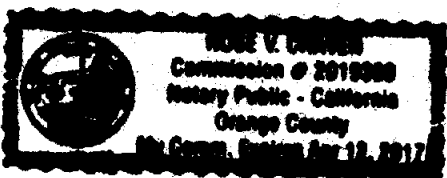
DATED this 6 day of September 2014.

*Claudia Arnold fka Claudia Vonderscher*  
Claudia Arnold, *fka* CLaudia Vonderscher

STATE OF California, County of Orange )ss:

ACKNOWLEDGED BEFORE ME this 6 day of September 2014, by  
*Claudia N. Arnold*  
*fka*  
*Claudia Vonderscher*

*Rose V. Craven*  
NOTARY PUBLIC FOR CALIFORNIA  
My Commission Expires: April 12, 2017



# CALIFORNIA JURAT CERTIFICATE

State of California

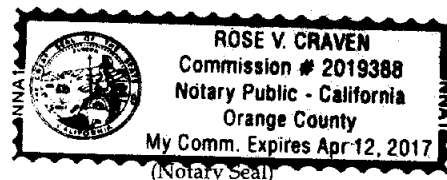
County of Orange

Subscribed and sworn to (or affirmed) before me on this 6 day of September  
20 14 by Claudia N. Arnold fka Claudia Vonderscher

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

WITNESS MY HAND AND OFFICIAL SEAL.

Rose V. Craven  
Signature of Notary Public



## OPTIONAL INFORMATION

*The jurat contained within this document is in accordance with California law. Any affidavit subscribed and sworn to before a notary shall use the preceding wording or substantially similar wording pursuant to Civil Code sections 1189 and 8202. A jurat certificate cannot be affixed to a document sent by mail or otherwise delivered to a notary public, including electronic means, whereby the signer did not personally appear before the notary public, even if the signer is known by the notary public. The seal and signature cannot be affixed to a document without the correct notarial wording. As an additional option an affiant can produce an affidavit on the same document as the notarial certificate wording to eliminate the use of additional documentation.*

### DESCRIPTION OF ATTACHED DOCUMENT

Bargain and Sale Deed  
(Title of document)

Number of Pages 1 (Including jurat)

Document Date 9/6/14

\_\_\_\_\_  
(Additional Information)

### CAPACITY CLAIMED BY THE SIGNER

☒ Individual  
☐ Corporate Officer  
☐ Partner  
☐ Attorney-In-Fact  
☐ Trustee  
☐ Other: \_\_\_\_\_