

2017-009792

Klamath County, Oregon



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08/30/2017 03:46:26 PM

Fee: \$47.00

After Recording, please send to:

Blain Law, LLC
1151 Pine Street
Klamath Falls OR 97601

*Please also send tax statements
To above address

Returned at Counter

BARGAIN AND SALE DEED

This Bargain and Sale Deed is executed this 29 day of August 2017.

Grantor, **Katherine M. Wilson**, conveys to Grantee **Mika N. Blain**, in her capacity as **Personal Representative of the Estate of Barbara R. Jones, Klamath County Circuit Court Case No. 17PB04200**, all of the title held by Grantor in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Klamath, State of Oregon, to-wit:

Lots 327 and 328 in Block 111, MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

More commonly referred to as 2125, 2127, and 2129 Orchard Street, Klamath Falls, Oregon 97601, and as Klamath County Assessor's Account No. R-3809-033AC-02500-000; and 2135, 2137, and 2139 Orchard Street, Klamath Falls, Oregon 97601, and as Klamath County Assessor's Account No. R-3809-033AC-02501-000

The true and actual consideration for this transfer, stated in terms of dollars, is zero, as this transfer is necessary for the administration of Barbara R. Jones' probate estate.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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, that said Grantor has executed this instrument this 29 day of August 2017.

Katherine M. Wilson
Katherine M. Wilson

STATE OF OREGON)
) ss.
County of Klamath)

The above-mentioned person, Katherine M. Wilson, appeared before me and acknowledged that she executed the above instrument. Subscribed and sworn before me this 29 day of August 2017.



[Signature]
Notary Public for Oregon
My Commission Expires: July 11, 2020