

AFTER RECORDING RETURN TO
AND SEND TAX STATEMENT TO
Tawni Parden, PO Box 1035, Keno, OR 97627
Consideration: \$16,000.00
Grantor's Address: 62341 Old Wagon Road, Coos Bay, OR 97420
Grantee's Address: PO Box 1035, Keno, OR 97627



00216601201800010630020029

01/29/2018 10:26:28 AM

Fee: \$47.00

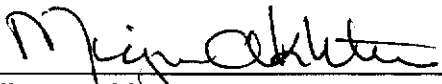
BARGAIN AND SALE DEED

Miryam Akhtar, Claiming Successor of the Small Estate of Eve Marie Braunecker, **Grantor**, conveys to **Tawni Parden, Grantee**, and pursuant to a Limited Judgment from the Circuit Court of the State of Oregon for Coos County in Case No. 17PB03889 dated November 30, 2017, conveys all interest held in the following described parcel of real property by **Eve Marie Braunecker, Miryam Akhtar and Patrick Braunecker**, located in Klamath County, Oregon, to wit:

See attached Exhibit A

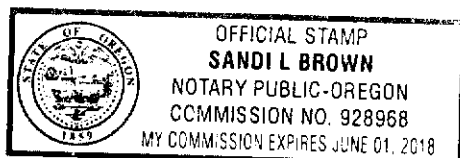
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTION 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 AND 7, CHAPTER 8, OREGON LAWS OF 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 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 AND 7, CHAPTER 8, OREGON LAWS OF 2010.

DATED this 27 day of Jan, 2018.


Miryam Akhtar

State of Oregon)
) ss
County of Coos)

Personally appeared before me Miryam Akhtar, and acknowledged her signature to be her free, voluntary and authorized act this 27 day of Jan, 2018.





Notary Public for Oregon

EXHIBIT A

LOT 22 IN BLOCK 32 OF KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON.