

2018-001853

Klamath County, Oregon

02/16/2018 10:20:00 AM

Fee: \$57.00

AFTER RECORDING RETURN TO:

Ten Bridges LLC
10175 SW Barbur Blvd. Ste. 214B
Portland, OR 97219

SEND ALL TAX STATEMENTS TO:

Ten Bridges LLC
10175 SW Barbur Blvd. Ste. 214B
Portland, OR 97219

BARGAIN AND SALE DEED

GRANTOR(S): Douglass McConnell

GRANTEE: Ten Bridges LLC, an Oregon Limited Liability Company

TRUE AND ACTUAL CONSIDERATION: \$550.00 (Five Hundred Fifty Dollars).

AGREEMENT:

1. For the consideration of \$550.00 (Five Hundred Fifty Dollars), Grantor(s) conveys to Grantee all of Grantor's rights title, use and interest, including but not limited to all rights under ORS Chapter 18 and funds from that sheriff's sale in and to that certain real property being more particularly described below (the "Property") in their entirety and is nonrefundable.

PROPERTY DESCRIPTION:

LEGAL DESCRIPTION: LOT 22 IN BLOCK 7 OF TRACT 1035, GATEWOOD, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

More commonly known as: 4865 Glenwood Dr, Klamath Falls, OR 97603

In construing this instrument and whenever the context so requires, the singular becomes the plural.

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, AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Douglas McConnell
Douglas McConnell

15 Feb 2018
Date

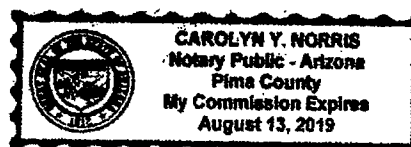
STATE OF: AZ)
COUNTY OF: Pima) ss)

This instrument was acknowledged before me on this 15 day of February, 201⁸, by Douglas McConnell, who appeared before me having given satisfactory evidence of identification and executed this instrument of their own free will.

Carolyn Y. Norris

Notary Public for the State of: AZ

My Commission Expires: 8/13/19



Return to:
Ten Bridges LLC
10175 SW Barbur Blvd
Ste 214B
Portland OR 97219

DECLARATION OF HEIRSHIP

This Declaration is made this 15th day of February, 2018 by the undersigned, who having being duly sworn, hereby declares:

1. **Purpose.** This purpose of this declaration is to state the inheritance of certain real property.

2. **Decedent.** Walter Moden, referred to in this declaration as the decedent, died on August 1, 2013 as a resident of Oregon.

3. **Real Property of Decedent.** Immediately before death, decedent owned some interest in the following real property:
LOT 22 IN BLOCK 7 OF TRACT 1035, GATEWOOD, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

4. **Last Will and Testament.** Decedent died without a will.

5. **No Probate.** The estate of decedent has not been admitted to probate in any state.

6. **Devisees.** The devisees under decedent's will are as follows:

This paragraph not applicable.


7. **Heirs at Law.** Decedent's heirs at law, who would have inherited decedent's estate had decedent left no will or who have inherited decedent's estate because decedent left no will, are the following:

NAME AND ADDRESS	RELATIONSHIP	AGE
Cindy Ibarra- PO Box 576, Dorris, CA 96023	sister	Adult
Paul McConnell- 319 McLean St, Klamath Falls, OR	brother	Adult
Douglass McConnell- 402 E Limberloft Dr, Apt 111, Tucson, AZ	brother	Adult
Children of Jeff McConnell (deceased)	grandchildren	adult

8. **Spouse.** If no spouse is listed in Paragraph 7, decedent died without a "surviving spouse." The Oregon law of inheritance may give a special meaning to "surviving spouse." The undersigned is aware that, if decedent was not legally married at death and died between September 15, 1992 and January 1, 2000, Oregon law may recognize another person or persons as decedent's "surviving spouse." The undersigned is aware that, under Oregon law, the heirs at law, that is, the heirs in the absence of a will, of a decedent who was not legally married at death and who died on or after September 15, 1992 and before January 1, 2000, may include a person, or persons, of the opposite sex who lived together with decedent for at least 10 years, whether in an unbroken period or in aggregate intermittent periods totaling 10 or more years, if at any time, no matter how brief, decedent and such person, or persons, represented themselves, and conducted their affairs, as husband and wife. The undersigned has listed any and all such persons as heirs at law or possible heirs at law in this declaration.

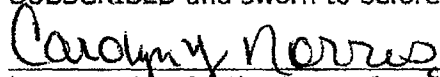
9. **Intestate Succession.** I am/we are familiar with the law of intestate succession for the state of Oregon and have made a complete list of decedent's heirs at law in Paragraph 7. Paragraph 7 does not include decedent's surviving issue if all of decedent's surviving issue are also the issue of the surviving spouse, provided that decedent died on or after September 27, 1987. If decedent died before September 27, 1987, then Paragraph 7 includes all of decedent's children who survived decedent and all children whose parent was a child of decedent if the parent died before decedent.

10. **Reliance of Others.** I/we intend for other parties to rely on the truth of this declaration, including but not limited to parties who may rely on this declaration for a determination of the persons who inherited the property described in Paragraph 3.


Douglass McConnell

AZ ^{scw}
STATE OF OREGON
County of PIMA

SUBSCRIBED and sworn to before me this 15 day of FEB, 2017^{scw}.


Notary Public for the State of Oregon ^{scw} AZ
My commission expires: 8-13-2018

This instrument was acknowledged before me on this 15 day of February, 2017^{scw} by Douglass McConnell, who appeared before me having given satisfactory evidence of identification and executed this instrument of their own free will.

