

2019-011594

Klamath County, Oregon

10/04/2019 03:49:01 PM

Fee: \$87.00

AFTER RECORDING RETURN TO:

Law Offices of Nay & Friedenberg LLC
6500 SW Macadam Ave, Suite 300
Portland, OR 97239-3565

SEND TAX STATEMENTS TO:

Theresa E. Sanders
6 Jenny Way
Chico, CA 95926

BARGAIN AND SALE DEED

Theresa E. Sanders, the duly appointed, qualified, and acting Claiming Successor of the Estate of Craig B. Sanders, deceased, in the Circuit Court of the State of Oregon for the County of Klamath, Case No. 19PB00933, **GRANTOR**, for the consideration hereinafter stated, conveys unto Theresa E. Sanders, **GRANTEE**, all that real property situated in the County of Klamath, State of Oregon, described as follows:

LOT 4 IN BLOCK 21 OF TRACT NO. 1027 – MT. SCOTT MEADOWS,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF
THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

KEY NO. 82868

3107-012AO-11700-000

The true consideration for this conveyance is pursuant to an Affidavit of Claiming Successor of Intestate Estate (ORS 114.515) in the above-referenced 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, 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.

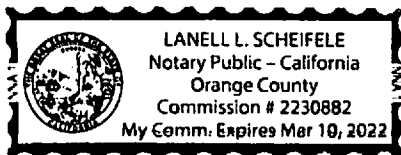
DATED this 29 day of September, 2019.

Theresa E Sanders

Theresa E. Sanders, Claiming Successor of the Estate of Craig B. Sanders

STATE OF California)
County of Butte) ss.

The above-named Theresa E. Sanders personally appeared before me on this 29th day of September, 2019, and acknowledged the foregoing instrument to be her voluntary act and deed as Claiming Successor of the Estate of Craig B. Sanders.



Lanell L. Scheifele
Notary Public for California
My Commission Expires 3/10/2022