

RECORDING REQUESTED BY:
Law Offices of CALVIN MOORAD

AND WHEN RECORDED MAIL TO:

Name: **LAW OFFICES OF CALVIN MOORAD**

Street Address: **1020 15th Street, Suite 8**

City, State: **Modesto, CA 95354**

Mail Tax Statements To:

MARY ELLEN MOORAD
1000 BLACK WOOD PLACE
MODESTO, CA 95355

2019-011638

Klamath County, Oregon



00248195201900116380020020

10/07/2019 01:50:27 PM

Fee: \$87.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s):

Grantor, MARY ELLEN MOORAD, as Claiming Successor In the Matter of the Estate of HAROLD Y. THOMPSON, KLAMATH COUNTY, OREGON, Case No. 119PB03701,
For \$-0- consideration, HEREBY GRANTS and CONVEYS TO:

MARY ELLEN MOORAD, as her sole and separate property,
the following real property located in KLAMATH COUNTY, OREGON described as follows:

"TOWNSHIP 34 SOUTH, RANGE 9 EAST, W. M., SECTION 20: NORTHEAST 1/4 OF SOUTHWEST 1/4
OF SOUTHEAST 1/4 (10 acres)."
(Map number 3409-02000-01500 Klamath County, OR records)

(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, SECTION 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, AAND 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: Oct 3 2019


MARY ELLEN MOORAD, CLAIMING SUCCESSOR

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Stanislaus

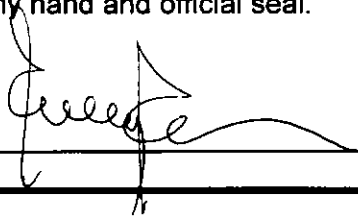
On 10/3/19 before me, Shelly DeBoer, Notary Public
(insert name and title of the officer)

personally appeared MARY ELLEN MOORAD
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)

