

2020-006395

Klamath County, Oregon



00259560202000063950030032

05/22/2020 03:43:41 PM

Fee: \$92.00

JoAnn Fairbanks, Grantor  
1565 W. Hacienda Ave.  
Campbell, Ca. 95008

After recording return to  
J. Fairbanks  
1565 W. Hacienda Ave  
Campbell, Ca. 95008

Mail Tax Statements to:  
C. Smith  
P.O. Box 272  
Williams, Or 97544

### BARGAIN AND SALE DEED

I KNOW ALL BY THESE PRESENTS that Hereinafter called grantor, for the purpose of transferring real property from JoAnn Fairbanks does hereby grant, unto Carol Smith trustee of the Carol Nina Warfel Smith Revocable Trust, hereinafter called grantee, as to an undivided \$10,000.00/\$100,000.00 interest (10%) and unto grantee's, successors and assigns, all that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to wit:

See Exhibit "A" attached hereto for legal description

AKA: 3844 Denver Ave, Klamath Falls, Oregon  
Account No.: R541818

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0-

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on November 01, 2019; any Signature on behalf of a business or other entity is made with the authority of that entity.

JoAnn Fairbanks

**Exhibit "A"**

Real property in the County of Klamath, State of Oregon, described as follows:

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING 330 FEET SOUTH AND 279.16 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THENCE EAST 137 FEET; THENCE SOUTH 274 FEET; THENCE NORTHWEST ALONG U.S.R.S. DITCH TO A POINT SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 203 FEET TO THE POINT OF BEGINNING.

Tax Parcel Number: R541818

## 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 SANTA CLARA )

On NOVEMBER 1, 2019 before me, Janis M.G. Clark, Notary Public  
(insert name and title of the officer)

personally appeared JOANN FAIRBANKS  
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

Janis M.G. Clark  
Bergain - notary seal

(Seal)

