

2020-007529

Klamath County, Oregon



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06/19/2020 01:10:37 PM

Fee: \$87.00

After recording, return to :
Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:
Billy Wayne Sharp, as Claiming Successor
of the Estate of Ona Faye Sharp
10750 Preddy Avenue
Klamath Falls, OR 97603

Grantor:

Judy Faye Brooks
34 Norman Drive
Barnabyee, Q 4703 Australia

Grantee:

Billy Wayne Sharp, as Claiming Successor
of the Estate of Ona Faye Sharp
10750 Preddy Avenue
Klamath Falls, OR 97603

BARGAIN AND SALE DEED

Judy Faye Brooks, devisee of the Small Estate of Ona Faye Sharp, Grantor, conveys to Billy Wayne Sharp, as Claiming Successor of the Estate of Ona Faye Sharp (Klamath County Circuit Court Case No. 20PB00196), Grantee, her distributive share in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 22 in Block 301, of Darrow Addition to the City of Klamath Falls, Oregon, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon
Property Id#R615347

The true and actual consideration for this transfer is \$0.00; disclaimer of interest in real property.

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.

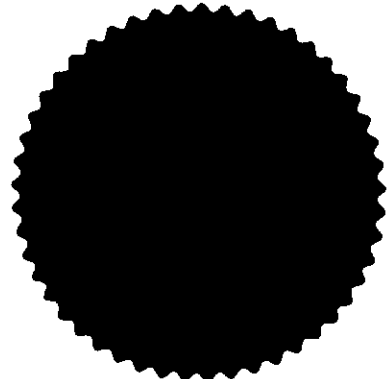
DATED this 19 day of May, 2020.


Judy Faye Brooks

Signed before me this day



ALLAN DONALD GRANT
Notary Public
226 Quay Street Rockhampton
Queensland Australia
My commission does not expire



Notary Public
Australian Embassy/High Commission/Consulate Identity and Witnessing Certification

"I, Allan Donald Grant [full name of consular/diplomatic officer or authorised consular employee]

of 226 Quay Street, Rockhampton [Australian Embassy/High Commission/Consulate]
Australia

being a consular officer, diplomatic officer or an authorised consular employee within the meaning of Section 3 of the Consular Fees Act 1955 (Cth) hereby certify that:

Notary Public hereby certify that

- (a) the identification/witnessing relates to

Judy Faye Brooks

[full name of the person being identified] ('the person being identified'); and

- (b) the verification of identity/witnessing was carried out on 19th May 2020 [date]; and
(c) the current identification documents as listed below were produced to me and copies of these documents signed, dated and endorsed by me as true copies were provided to the person being identified; and
(d) the verification of identity/witnessing was conducted in accordance with the Department of Foreign Affairs and Trade policy for verification of identity, witnessing signatures on documents and making of endorsed copies; and
(e) the person being identified was physically present for the verification of identity and the witnessing of the document(s) listed at paragraph (g); and
(f) I am not a party to the transaction; and
(g) I witnessed the person being identified execute the following document(s)

Bargain and Sale Deed

(e.g., Client Authorisation, transfer of land, mortgage of land); and

- (h) this signed, dated and endorsed certification; the signed, dated and endorsed copy identity documents (listed below); and the witnessed document(s) listed in paragraph (g); were returned to the person being identified."

A. Grant

Signature of consular officer, diplomatic officer or authorised consular employee

Post St

List of identification documents produced (see (c) above):

| Description of identity documents produced and endorsed |
|---------------------------------------------------------|
| <u>Passport (AUSTRALIA) No N7507284</u> |
| <u>Driver Licence No 011 997 363</u> |
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