

2020-007656

Klamath County, Oregon



00260995202000076560040046

06/23/2020 11:35:56 AM

Fee: \$97.00

## Grantor's Name and Address

Jacob A. Russell, Claiming Successor to  
The Estate of Calvin L. Russell, deceased  
10361 McGuire Avenue  
Klamath Falls, OR 97603

## Grantee's Name and Address

Jacob Russell  
10361 McGuire Avenue  
Klamath Falls, OR 97603

## After Recording Return to:

Jacob Russell  
10361 McGuire Avenue  
Klamath Falls, OR 97603

## Until requested otherwise, send all tax statements to:

Jacob Russell  
10361 McGuire Avenue  
Klamath Falls, OR 97603

## BARGAIN AND SALE DEED

I, Jacob A. Russell, Claiming Successor to The Estate of Calvin L. Russell, deceased, Klamath County Probate Court Case No. 19PB07572, together with Robert K. Russell, Mathew L. Russell, and Christine M. Evans issue of and heirs at law of Calvin L. Russell, deceased do hereby grant, bargain, sale and convey to Jacob A. Russell all right, title and interest to certain real property, the legal description of which is:

UNIT 10361 (MCGUIRE AVENUE), TRACT 1336 - FALCON HEIGHTS CONDOMINIUMS - STAGE 1, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ estate distribution. In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

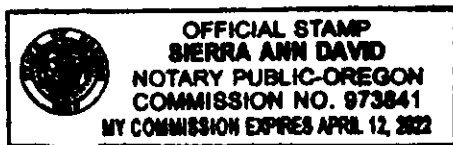
DATED the date last signed below.

DATED: 5-28-2020

Jacob A. Russell  
JACOB A. RUSSELL, Claiming Successor  
The Estate of Calvin L. Russell, deceased

STATE OF Oregon, County of Klamath )ss:

ACKNOWLEDGED BEFORE ME this 28 day of May, 2020, by Jacob A. Russell.



Sierra Ann David  
NOTARY PUBLIC FOR OREGON

My Commission Expires: April 12, 2022

DATED: 6/5/20

Robert K. Russell  
ROBERT K. RUSSELL, Grantor

STATE OF Oregon, County of Klamath )ss:

ACKNOWLEDGED BEFORE ME this 5 day of June, 2020, by Robert K. Russell.



Mason Louis Otero  
NOTARY PUBLIC FOR OREGON

My Commission Expires: 01/28/23

DATED:

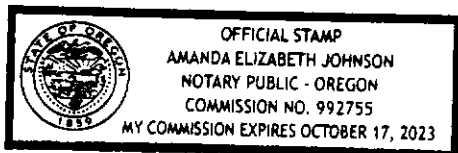
5.18.20

MATHEW RUSSELL

*Mathew Russell*

STATE OF Oregon, County of Deschutes ss:

ACKNOWLEDGED BEFORE ME this 18<sup>th</sup> day of May, 2020, by Mathew L. Russell.



*Amanda Johnson*  
NOTARY PUBLIC FOR OREGON

My Commission Expires: 10.17.2023

DATED: \_\_\_\_\_

CHRISTINE M. EVANS

STATE OF Texas, County of \_\_\_\_\_ ss:

ACKNOWLEDGED BEFORE ME this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by Christine M. Evans.

NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

Unofficial Copy

DATED: \_\_\_\_\_

MATHEW RUSSELL

STATE OF Oregon, County of \_\_\_\_\_)ss:

ACKNOWLEDGED BEFORE ME this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by Mathew L. Russell.

NOTARY PUBLIC FOR OREGON

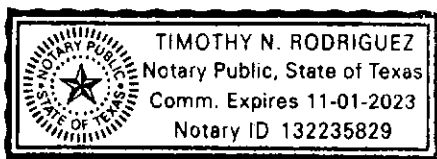
My Commission Expires: \_\_\_\_\_

DATED: 5/23/2020

Christine M. Evans  
CHRISTINE M. EVANS

STATE OF Texas, County of Tarrant)ss:

ACKNOWLEDGED BEFORE ME this 23 day of May, 2020, by Christine M. Evans.



Timothy N. Rodriguez  
NOTARY PUBLIC

My Commission Expires: 11-01-2023

Unofficial Copy

# STATE OF OREGON

## CERTIFICATION OF VITAL RECORD

871554

I.D. TAG NO.

### OREGON HEALTH AUTHORITY CENTER FOR HEALTH STATISTICS CERTIFICATE OF DEATH

136-2019-024739

STATE FILE NUMBER

Legal Name		First	Middle	Last	Suffix	Death Date	
		Calvin	Leverett	Russell		August 27, 2019	
Sex	Age	Social Security Number			County of Death		
Male	73 years	539-42-0926			Klamath		
Birthdate	Birthplace		Was Decedent Ever in U.S. Armed Forces?				
September 10, 1945	Walla Walla, Washington		Yes				
Residence:				City/Town			
4715 Cleveland Avenue				Klamath Falls			
Residence County		State or Foreign Country		Zip Code + 4		Inside City Limits?	
Klamath		Oregon		97601		Yes	
Marital Status at Time of Death		Spouse's Name Prior to First Marriage					
Widowed		Kathleen Horn					
Father's Name				Mother's Name Prior to First Marriage			
Calvin Coolidge Hughes				Lila Winder			
Informant's Name		Telephone Number		Relationship to Decedent		Mailing Address	
Jacob Russell		Not Available		Son		10361 McGuire Avenue, Klamath Falls, OR 97603	
Place of Death		Facility Name					
Decedent's Residence - Hospice							
Location of Death		City/Town or Location of Death		State		Zip Code + 4	
4715 Cleveland Avenue		Klamath Falls		Oregon		97601	
Method of Disposition		Place of Disposition		Location (City/Town and State)			
Cremation		Klamath Cremation Service		Klamath Falls, Oregon			
Name and Complete Address of Funeral Facility							
O'Hair - Wards Funeral Chapel				515 Pine Street, Klamath Falls, Oregon 97601			
Date of Disposition		Funeral Director's Signature			OR License Number		
TBD		Gregory S Dunton			CO-3607		
Registrar's Signature				Date Received		Local File Number	
/s/ Jessica F Dale				August 30, 2019		19 - 193	
Amendment							

45-2CCS (01/06)



I CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL CERTIFICATE ON FILE OR THE VITAL RECORDS FACTS ON FILE IN THE OREGON CENTER FOR HEALTH STATISTICS.

DATE ISSUED: June 19, 2020

THIS COPY IS NOT VALID WITHOUT INTAGLIO STATE SEAL AND BORDER

JENNIFER A. WOODWARD, Ph.D.  
STATE REGISTRAR

