

2020-013936

Klamath County, Oregon



00268128202000139360030030

10/28/2020 10:42:51 AM

Fee: \$92.00

**BARGAIN AND SALE DEED**

Returned at Counter

Patrick R. Leal, Jr., Claiming Successor  
318 E 21<sup>st</sup> Street  
Tracy, CA 95376  
Grantor

Patrick R. Leal, Jr., Claiming Successor  
318 E 21<sup>st</sup> Street  
Tracy, CA 95376  
Grantee

After recording return and Send Tax Statements to:  
Grantee

THIS INDENTURE made this 20 day of October, 2020, by and between PATRICK R. LEAL, JR., the affiant named in the duly filed affidavit concerning the small estate of PATRICK EUGENE LEAL, fka PATRICK M. LEAL, deceased, hereinafter called the first party, and PATRICK R. LEAL, JR., hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors and assigns all the estate, right and interest of the estate of the deceased, whether acquired by operation of law or otherwise, in that certain real property situated in Klamath County, Oregon, described as follows:

LENOX, Block 6, Lot 1 and 2.

R-3909-007CB-13800-000

To Have and to Hold the same unto the second party and second party's heirs, successor and assigns forever

The true consideration for this conveyance is other than money, Property Assessed at \$23,640.00.

Dated this 20 day of October, 2020.

**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.

In Witness Whereof, Grantor, PATRICK R. LEAL, JR., Claiming Successor, has executed this instrument this 20 day of Oct, 2019.

Patrick R. Leal  
PATRICK R. LEAL, JR., Claiming Successor

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

STATE OF CALIFORNIA )  
 ) ss.  
County of \_\_\_\_\_ )

On \_\_\_\_\_, 2019 before me, \_\_\_\_\_  
Notary Public, personally appeared, PATRICK R. LEAL, JR., Claiming Successor, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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 seal.

Signature \_\_\_\_\_ (Seal)

**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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

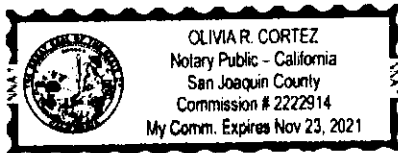
County of SAN JOAQUIN

On OCTOBER 20, 2020 before me, OLIVIA R. CORTEZ, NOTARY PUBLIC

personally appeared PATRICK R. LEAL JR.

*Name(s) of Signer(s)*

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

*Signature of Notary Public*

*Place Notary Seal and/or Stamp Above*

**OPTIONAL**

*Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: Affiant's Deed

Document Date: 10/20/2020 date signed Number of Pages: 2

Signer(s) Other Than Named Above: N/A

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: PATRICK R. LEAL JR

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☒ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: N/A

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_