

2020-014316

Klamath County, Oregon

**After recording, please return to:**

Mika N. Blain  
Blain Law, LLC  
729 Pacific Terrace  
Klamath Falls OR 97601



00268535202000143160020024

11/04/2020 12:33:48 PM

Fee: \$87.00

**Send tax statements to:**

Jama Sutfin  
1980 Dickerson Rd,  
Reno NV 89503

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**BARGAIN AND SALE DEED**

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Jama Sutfin, in her capacity as Claiming Successor of the Small Intestate Estate of Margaret Ann Sutfin, Klamath County Circuit Court Case No. 20PB03080, Grantor, conveys unto decedent's heirs, Jama Sutfin, Jeremy Sutfin, and Megan Miller, as tenants in common, all of decedent's interest in that real property situate in Klamath County, Oregon, more particularly described as follows:

The East 295 feet of the following described real property in the County of Klamath, State of Oregon:

A parcel of land situate in the N $\frac{1}{2}$ SE $\frac{1}{4}$  of Section 10, Township 40 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the Northeast corner of the N $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 10, said point being in the centerline of the County Road; thence South 89° 45' 43" West, 1000.15 feet to a 5/8 inch iron pin in the centerline of a drain ditch; thence along the drain ditch, South 16° 34' 00" West, 70.04 feet; thence continuing along said ditch, South 07° 18' 08" East 223.92 feet; thence continuing along said ditch, South 07° 13' 15" West 44.56 feet to a 5/8 inch iron pin on the South line N $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 10; thence leaving said ditch North 89° 45' 19" East, 996.96 feet to the Southeast corner N $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ ; thence North 00° 03' 04" East, along the East line of said Section 10, 333.32 feet to the point of beginning.

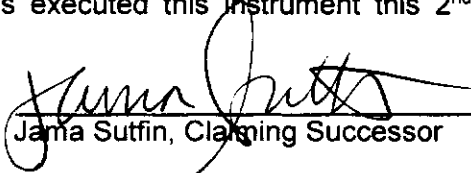
EXCEPTING THEREFROM the Easterly 30.00 feet lying within the County Road, and ALSO EXCEPTING THEREFROM a 30-foot strip along the North boundary for ingress and egress purposes.

Klamath County Assessor Parcel No. R-4009-01000-02700 and Tax Account No. 93204 and more commonly referred to as 13880 Spring Lake Road, Klamath Falls, Oregon 97603.

The true and actual consideration for this transfer is inheritance - estate distribution. ORS 93.030

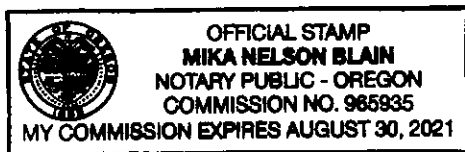
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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, said Grantor has executed this instrument this 2<sup>nd</sup> day of October 2020.

  
Jama Sutfin, Claiming Successor

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 2<sup>nd</sup> day of October 2020, by Jama Sutfin.



  
Notary Public for Oregon  
My Commission Expires: 8/30/21