



THIS SPACE RESERVED FOR

2020-014765

Klamath County, Oregon

11/12/2020 03:10:01 PM

Fee: \$97.00

Estate of Jeannette Riffey

11606 Star Ave

Warerfod, CA 95386

Grantor's Name and Address

Maria Magdaly Pena

2033 1/2 Eberlein Ave

Klamath Falls Oregon, 97601

Grantee's Name and Address

After recording return to:

Maria Magdaly Pena

2033 1/2 Eberlein Ave

Klamath Falls Oregon, 97601

Until a change is requested all tax statements  
shall be sent to the following address:

Maria Magdaly Pena

2033 1/2 Eberlein Ave

Klamath Falls Oregon, 97601

File No. 412920AM

## BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

**Mary Kathleen Price, as affiant or claiming successor of the Estate of Jeannette Ann Riffey, also known as Jeanette Ann Riffer; and Mary Kathleen Price an Individual and Elizabeth Jean Wagoner, an individual,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

**Maria Magdaly Pena,**

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

**Lot 42, Block 1 of TRACT NO. 1085, COUNTRY GREEN, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$135,000.00**.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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

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.

In Witness Whereof, the grantor has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Estate of Jeanette Riffey

By: Mary Kathleen Price  
Mary Kathleen Price, Claiming Successor of the Estate of Jeannette Riffey

State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of November, 2020, before me, \_\_\_\_\_, a Notary Public in and for said state, personally appeared Mary Kathleen Price, as affiant or claiming successor of the Estate of Jeannette Ann Riffey; and Mary Kathleen Price and Elizabeth Jean Wagoner, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

By: \_\_\_\_\_  
Mary Kathleen Price

State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of November, 2020, before me, \_\_\_\_\_, a Notary Public in and for said state, personally appeared Mary Kathleen Price, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

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 STANISLAUS)

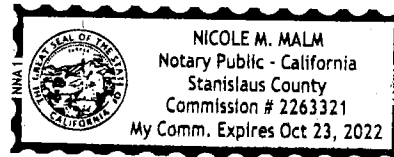
On November 10, 2020, before me, NICOLE M. MALM, a Notary Public, personally appeared **MARY KATHLEEN PRICE**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same 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.

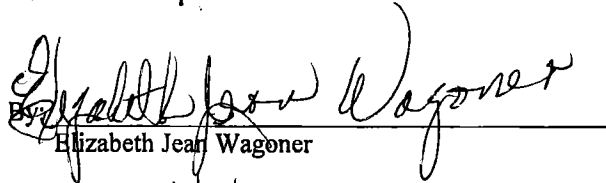
Nicole M. Malm

Notary Public



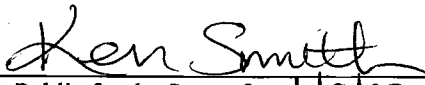
(S E A L)

Notary Public for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires:

  
Elizabeth Jean Wagoner

State of Idaho } ss  
County of Boone

On this 7<sup>th</sup> day of November, 2020, before me, Ken Smith, a Notary Public in and for said state, personally appeared **Elizabeth Jean Wagoner**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

  
Notary Public for the State of Idaho  
Residing at: Rathdrum, ID  
Commission Expires:

