

Michael Spener
Returned at Counter

2020-014883

Klamath County, Oregon



00269160202000148830020023

11/16/2020 10:34:26 AM

Fee: \$87.00

Grantor: Donovan Newcomb
Claiming Successor

Grantee: Donovan Newcomb
800 9th St.,
Clarkston, WA 99403

Send Tax Statements to: Grantee

After recording return to: Grantee

BARGAIN AND SALE DEED

Donovan Newcomb, individually and as the Claiming Successor of the estate of Michael Wayne Domingos, aka Michael W. Domingos, aka Mike Domingos, deceased, Klamath County Circuit Court Case No. 20PB04628 conveys to Donovan Newcomb, all that real property situated in Klamath County, Oregon, described as follows:

See attached Exhibit "A"

THIS INSTRUMENT WILL 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 APPROVED USES.

The true and actual consideration for this conveyance is the distribution of the estate.

DATED: November 9, 2020

/s/

[Signature]
Donovan Newcomb, individually and as the Claiming

Successor

STATE OF Idaho ~~WASHINGTON~~

County of Nez Perce

)
) ss:
)

On the 9 day of November, 2020 personally appeared the above named Donovan Newcomb and acknowledged the above instrument to be his voluntary act and deed as Affiant and Claiming Successor of the Michael Wayne Domingos Estate as well as individually.

Subscribed and sworn to before me on ~~September~~ November 9, 2020

/s/

[Signature]
Notary Public for Washington Idaho
My commission expires: April 15, 2025

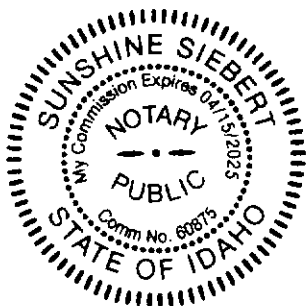


Exhibit "A"

PARCEL #1:

½ undivided interest in Lot 39, Block 18, in OREGON PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL #2:

Those portions of Block 18 of Oregon Pines as recorded in Klamath County, Oregon as follows:

Lot 40 and a portion of Lot 86, more particularly described as follows:

Beginning at the Northeast corner of lot 40, said point being the true point of beginning, thence South 85°00'00" West 220 feet to the Northwest corner of Lot 40, thence in a Northwesterly direction 600 feet, more or less, to the Easterly corner of Lot 58, thence South 80°40'93" East 514 feet, thence in a Southerly direction 480 feet, more or less, to the true point of beginning all in Block 18 of Oregon Pines, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL #3:

Those portions of Block 18 of Oregon Pines as same is shown on plat filed June 30, 1969, duly recorded in the office of the County Clerk, Klamath County, Oregon, described as follows:

Lot 63 and a portion of Lot 86, more particularly described as follows:

Beginning at the most Southerly point of Lot 19, thence North 28°32'10" West 640 feet, thence South 61°27'50" West 300 feet, more or less, to the Easterly line of Lot 64, thence South 25°11'50" East 240 feet, more or less, to the Southeast corner of Lot 64, thence South 30°04'26", thence in an Easterly direction 600 feet, more of less to the true point of beginning.

PARCEL #4:

Lot 38, Block 18, and that portion of Lot 86, OREGON PINES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of Lot 38, said point being the true point of beginning, thence North 81°26'43" West 302.40 feet; thence in a Northerly direction 480 feet, more of less to the Southeast corner of Lot 62; thence South 56°53'50" East 240.67 feet to the Southeast corner of Lot 63; thence in an Easterly direction 600 feet more or less to the Northwest corner of Lot 22; thence in a Southwesterly direction 670 feet, more or less to the Northeast corner of Lot 38, said point being the true point of beginning.