

MT 417580AM

2020-016011

Klamath County, Oregon

12/08/2020 02:34:01 PM

Fee: \$92.00

Grantor: Michael Clifton Hedgecock
Claiming Successor

Grantee: James Narramore
Sherry Narramore
1445 Carlson DR
Klamath Falls OR 97603

Send Tax Statements to: Grantee

After recording return to: Grantee

BARGAIN AND SALE DEED

Michael Clifton Hedgecock, as the Claiming Successor of the estate of Adrienne Camille Hedgecock, aka Adrienne C. Hedgecock, deceased, Klamath County Circuit Court Case No. 20PB07300 and Cathleen Ann Navarro, conveys to James Narramore and Sherry Narramore, husband and wife, all that real property situated in Klamath County, Oregon, described as follows:

UNIT 10024 (McGuire Avenue) SUPPLEMENTAL PLAT, TRACT 1379, FALCON HEIGHTS CONDOMINIUM - STAGE 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 \$186,900.00.

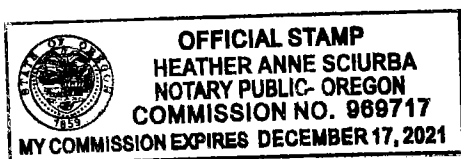
DECEMBER 3, 2020
DATED: ~~November~~ 3, 2020

/s/ Michael Clifton Hedgecock CLAIMING SUCCESSOR
Michael Clifton Hedgecock, Claiming Successor

STATE OF OREGON)
County of Klamath) ss:

On the 3 day of ~~November~~ DECEMBER 2020 personally appeared the above named Michael Clifton Hedgecock and acknowledged the above instrument to be his voluntary act and deed as Affiant and Claiming Successor of the Adrienne Camille Hedgecock, aka Adrienne C. Hedgecock Estate.

Subscribed and sworn to before me ~~November~~ Dec. 3, 2020



/s/ [Signature]
Notary Public for Oregon
My commission expires: Dec. 17 2021

Cathleen Ann Navarro

NOTARY CERTIFICATE ON NEXT PAGE

02

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Claiming Successor

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Sherry Narramore
1445 Carlson DR
Klamath Falls OR 97603

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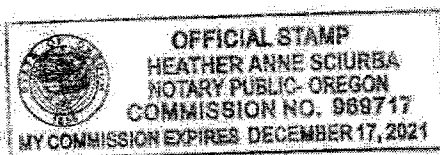
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Subscribed and sworn to before me ~~November~~ Dec 3, 2020



/s/ Cathleen Ann Navarro claiming Successor
Notary Public for Oregon
My commission expires: Dec 17 2021
Cathleen Ann Navarro
12/4/20

NOTARY CERTIFICATE ON NEXT PAGE

CALIFORNIA ALL-PURPOSE 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.

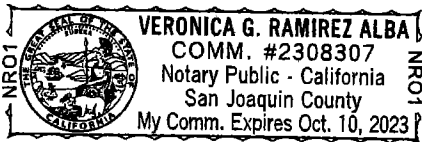
State of California)

County of San Joaquin)On Dec 04, 2020 before me, Veronica G Ramirez Alba,
Date Here Insert Name and Title of the Officerpersonally appeared Cathleen Ann Navarro
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 Veronica Ramirez
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached DocumentTitle or Type of Document: Bargain AND Sale Deed Document Date: 12/04/2020Number of Pages: _____ Signer(s) Other Than Named Above: Michael Clifton Hedgecock**Capacity(ies) Claimed by Signer(s)**Signer's Name: Cathleen Ann Navarro☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____