

2020-016061

Klamath County, Oregon



00270449202000160610020025

12/09/2020 01:36:06 PM

Fee: \$87.00

BARGAIN AND SALE DEED

Tracie V. Chandler, Claiming Successor
Grantor

Returned at Counter
Walter Lee McGee and
Sally J. McGee
21661 Highway 140 East
Dairy, OR 97624
Grantee

After recording return and Send Tax Statements to:
Grantee

THIS INDENTURE made this 2 day of December, 2020, by and between TRACIE V. CHANDLER, the affiant named in the duly filed affidavit concerning the small estate of Mary Carol McGee, deceased, hereinafter called the first party, and WALTER LEE McGEE and SALLY J. McGEE, as Tenants by the Entirety, 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:

A tract of land situated in the SE 1/4 NE 1/4 of Section 33, T38S, R 11 1/2 E, W.M., Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the West Line of said SE 1/4 NE 1/4 from which the Northwest Corner of said SE 1/4 NE 1/4 bears N 00 degrees 13' 13" E, 772.38 feet; thence N 80 degrees 57' 06" E, 776.32 feet; thence S 20 degrees 45' 28" E, 236.25 feet to a point on the North Right of Way Line of State Highway 140; thence westerly on said North Right of Way Line to a point on the West Line of said SE 1/4 NE 1/4; thence N 00 degrees 13' 13" E on said West Line 145.00 feet to the point of beginning containing 4.34 acres more or less.

Map/Tax R-3811-V3300-00900-000

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.

Dated this 2 day of December, 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, Tracie V. Chandler, Claiming Successor, has executed this instrument this 2nd day of December, 2020.

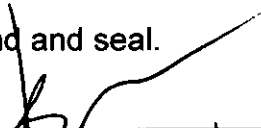

Tracie V. Chandler, Claiming Successor

STATE OF OREGON)
) ss.
County of Klamath)

On December 2, 2020 before me, Bonnie Anne Lam
Notary Public, personally appeared, Tracie V. Chandler, 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 Oregon that the foregoing paragraph is true and correct.

WITNESS my hand and seal.

Signature 
My Commission Expires: 2/6/2023

(Seal)

