

2020-016180

Klamath County, Oregon



00270582202000161800020020

12/11/2020 01:22:27 PM

Fee: \$87.00

After recording, please return to:

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

Send tax statements to:

Ami Mae Nordquist
79700 Morrow Road
Tigh Valley OR 97063

BARGAIN AND SALE DEED

This Bargain and Sale Deed is executed this 21st day of October 2020, by Craig W. Smith, in his capacity as Personal Representative of the Intestate Estate of Rebecca Mae Iremonger, also known as Becky Iremonger, Klamath County Circuit Court Case No. 20PB02145, Grantor, who conveys to Ami Mae Nordquist, Thaddeus John Iremonger, and Benjamin Miles Iremonger, as tenants in common, Grantees, the real property in Klamath County, Oregon, more particularly described as follows:

A tract of land situated in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 9, Township 40 South, Range 13 E., W.M., Klamath County, Oregon being more particularly described as follows:

All that portion of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 9 West of the USBR Upper Dry Lake Lateral No. 1 excepting therefrom the northerly 60 feet.

This property is a separate and lawful unit of land by Deed Volumes: M69, Page 3206; M69, Page 9225; and Volume 63, Page 441.

Together with a non-exclusive easement for ingress and egress that is thirty feet (30') in width over an existing road that begins where the existing bridge crosses USBR Upper Lateral No. 1 ditch, thence Northerly to the approximate Northeastern corner of the above-described property, thence Easterly along the Northern boundary of the adjacent parcel until and the road joins with West Langell Valley Road.

Klamath County Assessor's Account No. R-4013-00000-01000 and Tax Account No. 629163

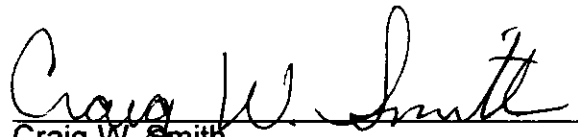
More commonly referred to as 12100 W. Langell Valley Road, Bonanza, OR 97623 and being 15.31 acres.

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

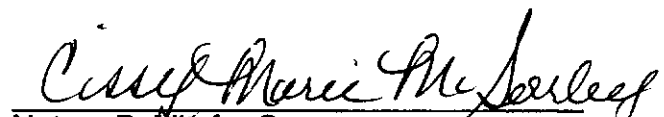
(Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9, AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 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 26th day of October 2020.


Craig W. Smith
Personal Representative

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on Oct 26th, 2020, by Craig W. Smith, in his capacity as Personal Representative of the Intestate Estate of Rebecca Mae Iremonger, also known as Becky Iremonger.


Notary Public for Oregon
My Commission Expires: 03-04-24

