

2020-016446

Klamath County, Oregon



00270861202000164460020027

12/17/2020 11:46:22 AM

Fee: \$87.00

**BARGAIN AND SALE DEED**

Lynda L. Crocker Daniel, Claiming Successor  
Grantor

Peter Gurau  
2327 Autumn Avenue  
Klamath Falls, OR 97601-5506  
Grantee

After recording return and Send Tax Statements to:  
Grantee

THIS INDENTURE made this 17<sup>th</sup> day of December, 2020, by and between LYNDA L. CROCKER DANIEL, the affiant named in the duly filed affidavit concerning the small estate of Lisa Lynette Crocker, deceased, hereinafter called the first party, and PETER GURAU, 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:

1. A fee simple Interest in real property located at 2327 Autumn Avenue, Klamath Falls, OR 97601-5506, and legally described as:

Parcel 2 of Land Partition 55-95 being a portion of a parcel of land being a portion of the Northeast quarter of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Map/Tax R-3909-005CA-01401-000

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 assessed value is \$107,290.00

Dated this 17<sup>th</sup> 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.**

Returned at Counter

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, Lynda L. Crocker Daniel, Claiming Successor, has executed this instrument this 17<sup>th</sup> day of December, 2020.

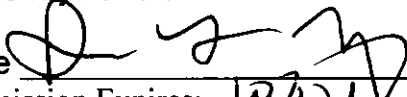
  
Lynda L. Crocker Daniel, Claiming Successor

STATE OF OREGON                     )  
   ) ss.  
County of Klamath                     )

On December 17, 2020 before me, Dawn Laidig  
Notary Public, personally appeared, Lynda L. Crocker Daniel, 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: 10/10/23

