Returned at Counte

BARGAIN AND SALE DEED

Lynda L. Crocker Daniel, Claiming Successor Grantor

Petre Peter Gurau 2327 Autumn Avenue Klamath Falls, OR 97601-5506 Grantee 2020-016446 Klamath County, Oregon



12/17/2020 11:46:22 AM

Fee: \$87.00

2020-016536

Klamath County, Oregon



12/18/2020 01:50:17 PM

Fee: \$87.00

After recording return and Send Tax Statements to:

Grantee

THIS INDENTURE made this day of december and services are services and services are ser

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 potion 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 _______, 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, Lynda L. Crocker Daniel, Claiming Successor, has executed this
instrument this 174 day of <u>December</u> , 2020.
Muda Mariel
Lynda L. Crocker Daniel, Claiming Successor
STATE OF OREGON)) ss.
County of Klamath)
On Description, 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.
OFFICIAL STAMP DAWN LORRAINE LAIDIG NOTARY PUBLIC - OREGON
COMMISSION NO 992459
My Commission Expires: W/W/V3 MY COMMISSION EXPIRES OCTOBER 10, 2023