

2021-000240

Klamath County, Oregon



00271892202100002400020022

01/07/2021 03:10:35 PM

Fee: \$92.00

Grantor's Name and Address

Kent Newell, Claiming Successor of the
Estate of Gordon A. Newell, Klamath
County Circuit Court Case 20PB08174
3293 Rymal Rd.
Mississauga, ON L4Y3C2

Grantee's Name and Address

Geneva Lattimore Mbanefo, Successor
Trustee of the Gordon A. Newell Inter-
Vivos Trust dated November 9, 2013
3678 Barham Blvd., #K113
Los Angeles, CA 90068

After Recording Return to:

Geneva Lattimore Mbanefo, Successor
Trustee of the Gordon A. Newell Inter-
Vivos Trust dated November 9, 2013
3678 Barham Blvd., #K113
Los Angeles, CA 90068

Until requested otherwise, send all tax statements to:

Geneva Lattimore Mbanefo, Successor
Trustee of the Gordon A. Newell Inter-
Vivos Trust dated November 9, 2013
3678 Barham Blvd., #K113
Los Angeles, CA 90068

CORRECTIVE BARGAIN AND SALE DEED

Re-recorded to correct the legal description .

Originally recorded at 2020-015142

I, Kent Newell, Claiming Successor of the Estate of Gordon A. Newell, deceased, Klamath County Circuit Court Case Number 20PB08174, does hereby grant, bargain and convey all right, title and interest to Geneva Lattimore Mbanefo, Successor Trustee to the Gordon A. Newell Inter-Vivos Trust dated November 9, 2013, the following described real property situate in Klamath County, Oregon, to wit:

PARCEL 8:

The S1/2 of the NW1/4; NW1/4 of the SW1/4 of Section 25; the S1/2 of the SE1/4 of the NE1/4; NE1/4 of the NE1/4 of the SE1/4; E1/2 of the NW1/4 of the NE1/4 of the SE1/4; SE1/4 of the NE1/4 of the SE1/4 of Section 26, All in Township 35 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 9:

The N1/2 of the NW1/4 of Section 25, Township 35 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$___-\$0.00-___. In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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.

DATED this 18 day of December, 2020.

Kent Newell
Kent Newell

SWORN OR AFFIRMED before me at Mississauga, Ontario ^{Canada} on December 18, 2020.

[Signature]
Notary Public in and for the Province of Ontario

My commission expires does not expire

Unofficial Copy