

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2021-002237

Klamath County, Oregon



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02/12/2021 12:38:14 PM

Fee: \$82.00

FOR
RECORDER'S USE

Returned at Counter

Galland Richard Hensley
4200 Blg 5th MP Rd
Barri 9th 96823
Anne M. Vang-Lo
8859 91st St. S.
Cottage Grove, MN 55016
After recording, return to (Name and Address):
Anne M. Vang-Lo
8859 91st St. S.
Cottage Grove, MN 55016
Until requested otherwise, send all tax statements to (Name and Address):
Anne M. Vang-Lo
8859 91st St. S.
Cottage Grove, MN 55016

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Cynthia Lee Hensley is the personal representative for the estate of Galland R. Hensley (aka Galland Hensley) hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Anne M. Vang-Lo hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

Government Lot 1, section 16, Township 41, South range 7, East Klamath County, Oregon. (22.20) acres MC. Together with Easement of 60 (sixty) feet wide for ingress, egress and utility purposes under and across the West 1/2 of said section 16, 17 and 20 township 48 North.

Reference: Circuit Court Case # 20 PB 06662

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.000. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ☐, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on _____; any signature on behalf of a business or other entity is made with the authority of that entity.

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 DERIVED 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 30.830, 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.

Cynthia Lee Hensley

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on February 12, 2021,

by Cynthia Lee Hensley, Representative for the

This instrument was acknowledged before me on Estate of Galland R. Hensley

by
as
of



OFFICIAL STAMP
LISA MARIE KESSLER
NOTARY PUBLIC-OREGON
COMMISSION NO. 982076
MY COMMISSION EXPIRES DECEMBER 19, 2022

Lisa M Kessler
Notary Public for Oregon
My commission expires December 19, 2022