

**2021-002374**

Klamath County, Oregon

02/17/2021 10:53:01 AM

Fee: \$87.00

BARGAIN AND SALE DEED

Diana Lee Chaney, Claiming Successor
Grantor

Diana Lee Chaney, et al
830 N. 2nd Street
Klamath Falls, OR 97601
Grantee

After recording return and Send Tax Statements to:
Grantee

THIS INDENTURE made this 17th day of November, 2020, by and between DIANA LEE CHANEY, the affiant named in the duly filed affidavit concerning the small estate of Linda Jean Williams, deceased, hereinafter called the first party, and DIANA LEE CHANEY and ADAM DOUGLAS, as Tenants in Common, 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:

Lot 2 and the Northerly 40 feet of Lot 3, Block 4 of WEST KLAMATH FALLS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the following described portion of Lot 2: Beginning at the Northeast corner of said Lot 2; thence South 06 degrees 45' 00" East along the East line of said Lot 2 a distance of 17.00 feet; thence South 83 degrees 15' 00" West parallel with the North line of Lot 2 a distance of 41.20 feet; thence North 06 degrees 45' 00" West parallel with the East line of Lot 2 a distance of 7.00 feet; thence South 83 degrees 15' 00" West parallel with the North line of Lot 2 a distance of 158.80 feet to a point on the West line of Lot 2; thence North 06 degrees 45' 00" West 10 feet to the Northwest corner of Lot 2; thence North 83 degrees 15' 00" East 200 feet to the point of beginning..

Map/Tax R-3809-032CB-07501-000

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 other than money, Property Assessed at \$42,000.00.

Dated this 17th day of November, 2020.

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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, Diana Lee Chaney, Claiming Successor, has executed this instrument this 17th day of November, 2020.

Diana Lee Chaney
Diana Lee Chaney, Claiming Successor

STATE OF OREGON)
) ss.
County of Klamath)

On November 17, 2020 before me, Dona Nelson
Notary Public, personally appeared, Diana lee Chaney, 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 Dona Nelson
My Commission Expires: 3-1-2022

