2021-003056

Klamath County, Oregon

03/02/2021 08:11:01 AM

Fee: \$87.00

After recording, return to (File No. 81607001)

J. Kevin Shuba Garrett Hemann Robertson P.C. 1011 Commercial St. NE Salem, OR 97301

Until a change is requested, all tax statements shall be sent to the following address:

Randy Stinson PO Box 3213 LaPine, OR 97739

STATUTORY BARGAIN AND SALE DEED

(ORS 93.860)

Randy Stinson, Personal Representative of the Estate of Curtis Wayne Stinson, Grantor, conveys to Randy Stinson, Grantee, the following described real property located in Klamath County, State of Oregon:

The N ½ NE ¼ SW ¼ and the N ½, S ½ NE 14 SW ¼ of Section 10, Township 23 South, Range 10 East of the Willamette Meridian, in the County of Klamath State of Oregon. SAVING AND EXCEPTING that portion lying within the right of way of Beal Road.

More commonly known as 151154 Beal Road, LaPine, Oregon 97339; Map/Tax No. R-2310-01000-00800-000.

SUBJECT TO:

All easements and liens of record.

The true consideration for this conveyance is nil. It is done pursuant to that certain General Judgment Approving Verified Statement and Authorizing Final Distribution dated February 17, 2021 and entered in Klamath Circuit Court under Case No. 19PB09733.

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 2 \(\frac{7}{2} \) day of \(\frac{Feb}{2} \), 2021.

ESTATE OF CURTIS WAYNE STINSON

By:

Randy Stinson, Personal Representative

STATE OF OREGON) s

County of Klamath Deschutes

On this 24 day of Feb., 2021, personally appeared before me the within-named Randy Stinson, Personal Representative of the Estate of Curtis Wayne Stinson, and acknowledged said instrument to be his voluntary act and deed.

OFFICIAL STAMP

ELYSE MARIE SCOTT

NOTARY PUBLIC - OREGON

COMMISSION NO. 980447

MY COMMISSION EXPIRES OCTOBER 23, 2022

NOTARY PUBLIC FOR OREGON

My Commission Expires: 16 23 2022

4843-4798-7160, v. 1