

2021-004821

Klamath County, Oregon



00276981202100048210020026

03/30/2021 10:58:03 AM

Fee: \$87.00

BARGAIN AND SALE DEED

Steven Suttell, Claiming Successor
Grantor

Steven Suttell
1224 H Street
Eureka, CA 95501
Grantee

After recording return and Send Tax Statements to:
Grantee

THIS INDENTURE made this 16 day of March, 2021, by and between STEVEN SUTTELL, the affiant named in the duly filed affidavit concerning the small estate of Bonnie Lou Walther, deceased, hereinafter called the first party, and STEVEN SUTTELL, 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:

A fee simple interest in real property located at 17004 Riverview Lane, Klamath Falls,, Klamath County, OR, and legally described as:

Lot 1 in Block 9, FIRST ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

MAP/TAX R-3907-036BO-00800-000

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 \$55,200.00

Dated this 16 day of March, 2021.

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

Returned at Counter
Karen Cales

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, Steven Suttell, Claiming Successor, has executed this instrument this 16 day of March, 2021.



Steven Suttell, Claiming Successor

STATE OF CALIFORNIA)
) ss.
County of Humboldt)

On March 16, _____, 2021 before me, Nina Strang
Notary Public, personally appeared, Steven Suttell, 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 he executed the same in his authorized capacity, and that by his 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 California that the foregoing paragraph is true and correct.

WITNESS my hand and seal.

Signature Nina Strang
My Commission Expires: March 03, 2025

(Seal)

