

Returned at Counter
Karen Oakes

2021-004822

Klamath County, Oregon



00276982202100048220030030

03/30/2021 10:58:48 AM

Fee: \$92.00

BARGAIN AND SALE DEED

Will Wallace, Claiming Successor
Grantor

Will Wallace, et al
15100 NW McNamee
Portland, OR 97231
Grantee

After recording return and Send Tax Statements to:
Grantee

THIS INDENTURE made this 8th day of March, 2021, by and between WILL WALLACE, the affiant named in the duly filed affidavit concerning the small estate of Oleedia L. Harris, who acquired title as Lee L. Harris, deceased, together with Will Wallace and Tony Jonhson as heirs, hereinafter called the first party, and WILL WALLACE and TONY JOHNSON, 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:

A fee simple interest in real property located in Merrill, Klamath County, OR, and legally described as:

Lot 3, Block 21, ORIGINAL TOWN OF MERRILL, OREGON, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

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 \$170,900.00

Dated this 8th 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 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, Will Wallace, Claiming Successor, has executed this instrument this 11th day of March, 2021.

[Signature]
Will Wallace, Claiming Successor

[Signature]
Will Wallace, Individually

[Signature]
Tony Johnson, Individually

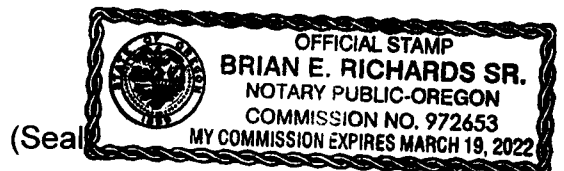
STATE OF OREGON)
County of Columbia) ss.

On March 11, 2021, 2021 before me, Brian E. Richards SR.
Notary Public, personally appeared, Will Wallace, Claiming Successor, and Will Wallace, Individually, 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 Oregon that the foregoing paragraph is true and correct.

WITNESS my hand and seal.

Signature Brian E. Richards SR.
My Commission Expires: 3.19.2022



STATE OF OREGON)
County of Klamath) ss.

On March 8th, 2021 before me, Karen M. Oakes
Notary Public, personally appeared, Tony Johnson, individually, 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 Oregon that the foregoing paragraph is true and correct.

WITNESS my hand and seal.

Signature Karen Marie Oakes
My Commission Expires: 3/15/22

(Seal)

