

2021-005039

Klamath County, Oregon

04/02/2021 12:35:00 PM

Fee: \$97.00

After recording return to:

Joshua B. Dailey
Salzsieder Legal Services, PLLC
1133 14th Ave Suite 200
Longview, WA 98632

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

D&R Investments, LLC
2343 Gettle St
Klamath Falls, OR 97603

STATUTORY BARGAIN AND SALE DEED

Baldev Nagra, Sole Heir of the Estate of Parminder S. Nagra, Deceased, Grantor,
conveys to **D&R Investments, LLC, an Oregon limited liability company, Grantee,** the
following described real property:

**The South 73.87 Feet of Lots 19, 20, 21 and 22, Block 1, St. Francis Park, According to the
Official Plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.**

Current Property Address: 2343 Gettle St, Klamath Falls, OR 97603
Code No. 041 Account No. 518577; Map No. 3909-002CA-02700

Grantor conveys the property to Grantee subject to the exceptions to title of record.

The true consideration for this conveyance is \$76,666.66

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON

AmeriTitle No. [Order Number]

I hereby agree to indemnify and hold harmless AmeriTitle, Inc. and its underwriter, Lisa Sweeney, and NVA RE, LLC for any loss suffered by it because of the absence of a probate for the estate of the deceased, or due to its reliance upon this declaration in connection with a title policy to be issued on the property described as follows:

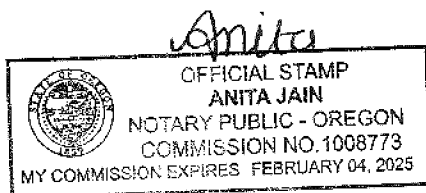
THE SOUTH 73.87 FEET OF LOTS 19, 20, 21 AND 22, BLOCK 1, ST. FRANCIS PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Dated: 03/24/21


(Signature)

State of Oregon)
County of Washington)

This instrument was acknowledged before me on march 24, 2021, by
BALDEV NAGRA



Anita Jain
(Notary Public)
My Commission Expires feb. 04, 2025

DECLARATION OF HEIRSHIP

I, Baldev Nagra, being duly sworn, depose and say, that I am the widow (relationship to deceased) of Parminder Nagra who died on or about January 5, 2000, at Portland (City), Oregon (State). (Certified copy of the Death Certificate attached as Exhibit A if not already recorded in county where property is located):

That he/she died: ☒ Intestate (without a Will)

or ☐ Testate (with the final will-copy attached as Exhibit B)

That at the time of death, the deceased:

Was unmarried YES ☐ NO ☒

Had a surviving spouse* named Baldev Nagra **or** N/A ☐

Was the widow/widower of **or** N/A ☒

Who died on or about **or** N/A ☒

* A person shall be considered the surviving spouse of a decedent if the person was legally married to the decedent at the time of the decedent's death.

That the following are all of the heirs at law (See ORS 112.025 through 112.045 for definition of Heirs at Law) and devisees of the deceased:

Name	Present Age	Relationship	Child of Surviving Spouse
			Yes or No
<u>Baldev Nagra</u>	<u>69</u>	<u>Surviving Spouse</u>	<u>No</u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
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That except as set forth above, there were no children of the deceased who died prior to him/her who left children surviving; that no probate for the estate of the deceased has been begun in any jurisdiction; that all debts of the deceased have been paid in full; and that there are no medical, public assistance, funeral, tax (including federal estate tax or Oregon inheritance tax), long term care facility or other claims against the estate of the deceased.

Declaration of Heirship

LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 24 day of MARCH, 2021

The Estate of Parminder S. Nagra, Deceased

By: Ba Nef
Baldev Nagra, Sole Heir

STATE OF OREGON)
) ss.
COUNTY OF: washington)

On this day personally appeared before me **Baldev Nagra**, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged to me that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 24 day of
march, 2021.

Anita Jain
Anita Jain Print Name
NOTARY PUBLIC in and for the
State of Oregon, residing at

Commission Expires: feb. 04, 2025

