

**2021-005146****Klamath County, Oregon**

04/05/2021 02:41:00 PM

Fee: \$87.00

BARGAIN AND SALE DEED

NICHOLAS J. CHAFFEE, Claiming Successor
447 Crater Lake parkway
Klamath Falls, OR 97601
Grantor

NICHOLAS J. CHAFFEE,
447 Crater Lake parkway
Klamath Falls, OR 97601
Grantee

After recording return and Send Tax Statements to:
Grantee

THIS INDENTURE made this 2nd day of April, 2021, by and between NICHOLAS J. CHAFFEE, the affiant named in the duly filed affidavit concerning the small estate of JOHN JACOB CHAFFEE, deceased, hereinafter called the first party, and NICHOLAS J. CHAFFEE, 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 1/2 Interest in real property located at 447 Crater Lake Parkway, Klamath Falls, OR, and legally described as:

Lot 11 in Block 41 of HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon,
Less the following described portion thereof:

Beginning at the Southerly corner common to Lots 10 and 11 of Block 41 of Hot Springs Addition to the City of Klamath Falls, Oregon; thence Northeasterly along the Westerly line of said Lot 11 a distance of 138.7 feet, more or less, to corner of Lots 10 and 11 at intersection with Auburn Street; thence Northeasterly along Auburn Street and the Westerly line of said Lot 11 a distance of 8.16 feet to an iron pipe; thence Southerly at an angle 32 degrees 50 feet Easterly from Auburn Street a distance of 75.44 feet to an iron pipe; thence Southerly at an angle 3 degrees 35 feet Westerly from last course a distance of 70.3 feet to a cross on the cement sidewalk marking the Southerly boundary of said Lot 11 and Alameda Avenue at a point which is 1.0 foot Easterly from the Southerly corner common to Lots 10 and 11;
thence 1.0 foot Westerly to the point of Beginning.

MAP/TAX No. R-3809-028CD-93000-000

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 \$20,000.00

Dated this 2nd day of April, 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.

Nick Chaffee
Nicholas J. Chaffee, Claiming Successor

STATE OF OREGON)
) ss.
County of Klamath)

Subscribed and sworn to (or affirmed) before me on 4-2- _____, 2021, by Nicholas J. Chaffee, Claiming Successor, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

SEAL

Deborah Anne Sinnock
Notary Public for Oregon
My Commission Expires: 8/30/21

