

2021-005260

Klamath County, Oregon



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04/07/2021 02:28:19 PM

Fee: \$87.00

Returned at Counter

After recording, return to :
Brandsness, Brandsness & Rudd, P.C.
Attorneys at Law
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:
Donald C. Keefer, Claiming Successor
of the Estate of Lauren M. Rainwater, Jr.
12231 Kinlien Circle
Anchorage, AK 99516

Grantor:

Penny E. Graves
P.O. 152
Kaycee, WY 82639-0152

Grantee:

Donald C. Keefer, Claiming Successor
of the Estate of Lauren M. Rainwater, Jr.
12231 Kinlien Circle
Anchorage, AK 99516

BARGAIN AND SALE DEED

Penny E. Graves, devisee of the Small Estate of Lauren M. Rainwater, Jr., Grantor, conveys to Donald C. Keefer, Claiming Successor of the Small Estate of Lauren M. Rainwater, Jr. (Klamath County Circuit Court Case No. 20PB02355), Grantee, her distributive share in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 17 in Block 4 of KLAMATH RIVER ACRES, according to the official plat thereof
on file in the office of the County Clerk of Klamath County, Oregon

Acct No. 499598

With a 1978 Barrington 3 bdrm manufactured home, K-01743, EM26425, X148115,
Home ID 215947, VIN WAFL1A807311778

Acct No. 58369

The true and actual consideration for this transfer is \$0.00.

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 20 day of April, 2020.

Penny E. Graves, Grantor

ACKNOWLEDGEMENT

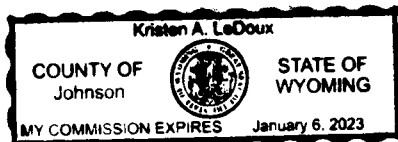
A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF WYOMING)
) ss.
County of Johnson)

On April 20, 2020, before me, Kristen A. LeDoux,
Notary Public, personally appeared Penny E. Graves, 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 she executed the same in her authorized capacity, and that by her signature on the instrument is 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 Wyoming that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Kristen A. LeDoux
Notary Public for Wyoming
My Commission Expires: January 6, 2023