

**2021-005457**

Klamath County, Oregon



00277684202100054570020026

04/12/2021 12:36:59 PM

Fee: \$87.00

**After recording, please return to:**

Mika N. Blain  
Blain Law, LLC  
729 Pacific Terrace  
Klamath Falls OR 97601

**Send tax statements to:**

Deborah DeRosa  
4568 Fir Drive  
Nazareth PA 18064

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**BARGAIN AND SALE DEED**

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Theresa Ludwig and Deborah DeRosa, in their capacities as Claiming Successors of the Small Intestate Estate of John A. Ludwig, Klamath County Circuit Court Case No. 21PB01011, Grantors, convey unto decedent's heir, Rachel Ludwig, Grantee, decedent's 50 percent undivided interest as a tenant in common in that unimproved real property situate in Klamath County, Oregon, more particularly described as follows:

Parcel No. 1:

South ½ of the North ½ of the Northwest ¼ of the Northwest ¼  
of Section 7, Township 36 South, Range 13 East, Willamette  
Meridian, County of Klamath, State of Oregon.

Klamath County Assessor's Parcel No. R-3613-00700-00600  
and Tax Account No. R358972

Parcel No. 2:

North ½ of the North ½ of Government Lot 1, Section 7, Township  
36 South, Range 13 East, Willamette Meridian, County of Klamath,  
State of Oregon.

Klamath County Assessor's Parcel No. R-3613-00700-00700  
and Tax Account No. R738857

The true and actual consideration for this transfer is inheritance - estate distribution. ORS  
93.030

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 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.

IN WITNESS WHEREOF, said Grantors have executed this instrument as shown below.

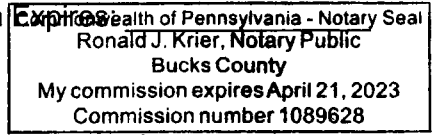
Theresa Ludwig  
Theresa Ludwig, Affiant

Deborah DeRosa  
Deborah DeRosa, Affiant

COMMONWEALTH OF PENNSYLVANIA, County of Bucks) ss.

SIGNED AND SWORN TO before me on 4-1-, 2021 by Theresa Ludwig, in her capacity as a Claiming Successor of the Small Intestate Estate of John A. Ludwig.

Ronald J. Krier  
Notary Public for Pennsylvania

My Commission Expires 

Northampton  
COMMONWEALTH OF PENNSYLVANIA, County of ~~Lehigh~~ ss.

SIGNED AND SWORN TO before me on April 5, 2021 by Deborah DeRosa, in her capacity as a Claiming Successor of the Small Intestate Estate of John A. Ludwig.

Commonwealth of Pennsylvania - Notary Seal  
Jessica Solliday, Notary Public  
Northampton County  
My commission expires May 27, 2024  
Commission number 1242337  
Member, Pennsylvania Association of Notaries

Jessica Solliday  
Notary Public for Pennsylvania  
My Commission Expires: May 27, 2024