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BARGAIN AND SALE DEED

Anita L. Johnson, Claiming Successor Grantor

After recording return and Send Tax Statements to:

2021-006519 Klamath County, Oregon



04/26/2021 03:16:12 PM

Fee: \$87.00

Pendleton, OR 97801 Grantee

Anita L. Johnson, et al.

P.O. Box 1868

Grantee THIS INDENTURE made this 23 day of 2021, by and between ANITA L. JOHNSON, the affiant named in the duly filed affidavit concerning the small estate of Gerald Lee

ANETTE R. VANRIPER and JESSE JAMES BENSON, at 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:

Real property located at 11051 and 11055 River Street, Keno, OR 97627-3015, Klamath

County, Oregon and legally described as:

From the intersection of the West side of Brighton Avenue and the North side of River Street in the town of Doten run to a point distant fifty two and 5ive tenths (52.5) feet Northwesterly on the North line of said River Street for the place of beginning; thence West along said North line of said street, a distance of eighty two and seven tenths (82.7(feet, more or less to the Southwest corner of land described in deed to T.J. and Nora Prather, recorded in deed Records of Klamath County, Oregon, in book 67 at page 55; thence North 33 degrees East, Two hundred sixty (269) feet, more or less, to the Klamath River, thence Southeasterly along said line of Klamath River Eighty seven and one tenth (87.1) feet, more or less, thence South 33 degrees 00 minutes West to the point of beginning, said parcel being a part of Lot 1 Section 31, Township 39 South, Range 8, East Willamette Meridian.

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 \$199,900.00

Dated this 23 rd day of Upril

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, Anita L. Johnson, Claiming Successor, has executed this instrument
this <u>2500</u> day of
daille
Anita L. Johnson, Claiming Successor
STATE OF OREGON) ss.
County of <u>Klamath</u>) ss.
On April 23, 2021 before me, Tabitha K. Swafford
Notary Public, personally appeared, Anita L. Johnson, Claiming Successor, 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 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.
VA/ITNIFCC may bound and and
WITNESS my hand and seal.
Signature hother K. Swafford (Seal)
My Commission Expires: WYLLL \ All\A \

OFFICIAL STAMP

TABITHA KEI SWAFFORD

NOTARY PUBLIC-OREGON
COMMISSION NO. 961666
MY COMMISSION EXPIRES MAY 01, 2021