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2021-006519

Klamath County, Oregon

BARGAIN AND SALE DEED

Anita L. Johnson, Claiming Successor
Grantor



00278835202100065190020028

04/26/2021 03:16:12 PM

Fee: \$87.00

Anita L. Johnson, et al
P.O. Box 1868
Pendleton, OR 97801
Grantee

After recording return and Send Tax Statements to:
Grantee

THIS INDENTURE made this 23rd day of April, 2021, by and between ANITA L. JOHNSON, the affiant named in the duly filed affidavit concerning the small estate of Gerald Lee Benson, deceased, hereinafter called the first party, and ANITA L. JOHNSON, ANGELA M. BRADBURY, ~~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 five 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 23rd day of April, 2021.

In Witness Whereof, Grantor, Anita L. Johnson, Claiming Successor, has executed this instrument this 23rd day of April, 2021.

STATE OF OREGON)
) ss.
County of Klamath)

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.

WITNESS my hand and seal.

Signature Isabella K. Swafford
My Commission Expires: May 1, 2021

(Seal)

