

Law Office Kater Oakes

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2021-006520

Klamath County, Oregon



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04/26/2021 03:16:51 PM

Fee: \$92.00

BARGAIN AND SALE DEED

Jennifer L. Collins, Claiming Successor
Grantor

Jennifer L. Collins
8171 Quail Ridge Court
Sacramento, CA 94828
Grantee

After recording return and Send Tax Statements to:
Grantee

THIS INDENTURE made this 21 day of April, 2021, by and between JENNIFER L. COLLINS, the affiant named in the duly filed affidavit concerning the small estate of Bruce D. Collins, deceased, hereinafter called the first party, and JENNIFER L. COLLINS and BRANDY C. HILL, as 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:

A fee simple interest in real property located IN Klamath County, OR, and legally described as:

South ½ NW 1/4 SW 1/4, 20 Acres, Section 35, Township 35 South, Range 14 E.W.M., Klamath County, Oregon.

MAP/TAX R-3514-03500-02000-000

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 assessed value is \$25,000.00. This deed being recorded to correct and replace the Bargain and Sale Deed recorded April 14, 2021 in instrument No. 2021-005620, Klamath County records.

Dated this 21 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 FEETITLETOTHEPROPERTYSHOULDCHECKWITHTHEAPPROPRIATECITYOR COUNTYPLANNINGDEPARTMENTTOVERIFYTHATTHEUNIT OF LAND BEINGTRANSFERRED 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, Jennifer L. Collins, Claiming Successor, has executed this instrument this 21 day of April, 2021.

Jennifer L. Collins Jennifer L. Collins
Jennifer L. Collins, Claiming Successor

STATE OF CALIFORNIA)
) ss.
County of Sacramento)

On _____, 2021 before me,

Notary Public, personally appeared, Jennifer L. Collins, 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 California that the foregoing paragraph is true and correct.

WITNESS my hand and seal.

Signature _____
My Commission Expires: _____

(Seal)

CALIFORNIA ALL PURPOSE CERTIFICATE OF 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.

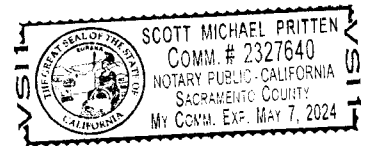
STATE OF CALIFORNIA }
COUNTY OF SACRAMENTO}

On April 21, 2021, before me, Scott Michael Pritten, Notary Public, personally appeared

Jennifer Leign Collins, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature _____

(NOTARY SEAL)

Scott Michael Pritten -Notary Public

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to another document.

THIS CERTIFICATE **MUST** BE ATTACHED TO
THE DOCUMENT DESCRIBED AT RIGHT.

Title of Document Type: Bargain and Sale Deed

Number of Pages (With Attachment): 3

Date of Document:

Signer(s) Other Than Named Above _____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other _____