



THIS SPACE RESERVED FOR

2021-008657

Klamath County, Oregon

06/01/2021 01:46:01 PM

Fee: \$97.00

The Estate of Randy Allen Wilkins and Lisa E. Wilkins

600 Auburn Ravine Rd., #313

Auburn, CA 95603

Grantor's Name and Address

Jake Hayes and Angie Renick-Hayes

2300 Siskiyou Blvd.

Ashland, OR 97520

Grantee's Name and Address

After recording return to:

Jake Hayes and Angie Renick-Hayes

2300 Siskiyou Blvd.

Ashland, OR 97520

Until a change is requested all tax statements  
shall be sent to the following address:

Same as above 2300 Siskiyou Blvd.

Ashland, OR 97520

File No. 450793AM

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

**Grant Gibbs, as affiant or claiming successor of the Estate of Randy A. Wilkins also known as Randy Allen Wilkins, Deceased and Grant Gibbs**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

**Jake Hayes and Angie Renick-Hayes, as Tenants by the Entirety,**

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.**

The true consideration for this conveyance is \$133,000.00.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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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, the grantor has executed this instrument this 26 day of May, 2021; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

The Estate of Randy Allen Wilkins

By: X Grant Gibbs  
Grant Gibbs, Claiming Successor

X Grant Gibbs  
Grant Gibbs

State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of \_\_\_\_\_, 2021, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Grant Gibbs individually and as affiant or claiming successor of the Estate of Randy Allen Wilkins, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

*See next pg.*

Notary Public for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

## ACKNOWLEDGMENT

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

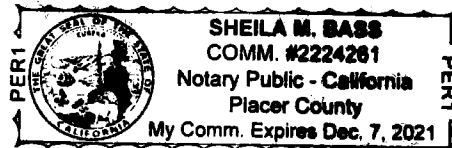
County of Placer )

On May 26, 2021 before me, Sheila M. Bass, Notary Public  
(insert name and title of the officer)

personally appeared Grant Gibbs  
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 Sheila M Bass

(Seal)

## EXHIBIT "A"

450793AM

A portion of the NE1/4 NE1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin on the Westerly right of way line of Summers Lane which lies South 0°10' East along the section line a distance of 310.4 feet and North 88°39' West a distance of 30 feet from the iron axle which marks the Northeast corner of Section 15, Township 39 South, Range 9 East of the Willamette Meridian; thence South 0°10' East along the Westerly line of Summers Lane a distance of 10 feet to a point; thence North 88°39' West a distance of 165.4 feet; thence South 0°10' East parallel to said section line a distance of 70 feet to the true point of beginning of this description; thence continuing North 88°39' West a distance of 110 feet to a point; thence South 0°10' East parallel to said section line a distance of 70 feet to an iron pin; thence South 88°39' East a distance of 110 feet to a point; thence North 0°10' West parallel to said section line a distance of 70 feet to the point of beginning.