

2021-008900

Klamath County, Oregon



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06/04/2021 02:39:37 PM

Fee: \$87.00

Sandra Brock, Deceased , c/o
RAMONA ESPINOZA, Rep.
PO BOX 103
WEIMAR CA 95736

Grantor's Name and Address

RAMONA ESPINOZA
PO BOX 103
WEIMAR CA 95736

Grantee's Name and Address

After recording return to (Name and Address):

RAMONA ESPINOZA
PO BOX 103
WEIMAR CA 95736

Until requested otherwise, send all tax statements
to (Name and Address):

RAMONA ESPINOZA
PO BOX 103
WEIMAR CA 95736

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS THAT **Ramona Espinoza**, representative of the estate of **Sandra Brock**, the Decedent named in the Small Estate Affidavit filed in the Circuit Court of the State of Oregon, County of Klamath, Case No.: **21PB01559**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

RAMONA ESPINOZA,

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 Klamath County, State of Oregon, described as follows:

Lot 28 in Block 9, Second Addition to Nimrod River Park, according to the Official Plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

Account No. 35048, Tax Code 072, PCL 406

[Situs address: 31744 Drews Rd., Sprague River, OR]

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

The true and actual consideration paid for this transfer, stated in terms of dollars is **\$ No Consideration**. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. Ⓞ (The sentence between the symbols Ⓞ, if not applicable, should be deleted. See ORS 93.030.)

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

IN WITNESS WHEREOF, grantor has executed this instrument on 5/11/21; any signature on behalf of a business or other entity is made with the authority of that entity.

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 215.00, 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.

Ramona Espinoza
RAMONA ESPINOZA, Affiant and Representative of the
Estate of SANDRA BROCK

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 NEVADA)

On May 11, 2021 before me, Connie Crockett, Notary Public, personally appeared RAMONA ESPINOZA 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(ies) 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.

Connie Crockett
NOTARY PUBLIC

