Amerititle 465196AM

2021-011976

Klamath County, Oregon

08/05/2021 03:15:00 PM

Fee: \$202.00

AFTER RECORDING RETURN TO:

Leah D. McGregor 327 Lincoln Street Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Leah D. McGregor 327 Lincoln Street Klamath Falls, OR 97601

410941 and 3809-032BA-11000 327 Lincoln Street, Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY BARGAIN AND SALE DEED

Robert McGregor, Clay McGregor, Christopher McGregor, Terry McGregor, Bryan McGregor and Bret McGregor, being all the successors in interest to Robert T. McGregor, deceased, Grantor, conveys to Leah McGregor, Grantee, the following described real property:

Lot 9, in Block 37, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

The true consideration for this conveyance is No Dollars And No/100 Dollars (\$0.00). The purpose of this deed is to confirm title in the above named grantees, as set out more particularly in the Declaration of Heirship for the above named decedent that is attached hereto as EXHIBIT "A" and incorporated herein by reference.

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.

STATUTORY BARGAIN AND SALE DEED

(continued)

IN WITNESS WHEREOF, the undersigned have	executed this document on the date(s) set forth below
Dated this	
Robert McGregor	
Clay MaCrana	
Clay McGregor	
Christopher McGregor	
Terry McGregor	
Terry incorego:	
Bryan McGregor	
Bretf McGregor	
State of <u>Oregon</u> County of <u>Josephine</u>	
This instrument was acknowledged before me o	n July 23,2041 by
Notary Public - State of	OFFICIAL CO
My Commission Expires: /-26-24	OFFICIAL STAMP SUSAN ROBISON NOTARY PUBLIC-OREGON COMMISSION NO. 996392 MY COMMISSION EXPIRES JANUARY 95 2000

STATUTORY BARGAIN AND SALE DEED (continued)

IN WITNESS WHEREOF, the undersigned have executed this document Dated this	t on the date(s) set forth below.
Robert McGregor	
± say MeGaegor	
୍ୟିନ୍ ନି opher M ବସ୍ତିକ୍ତୁରେ	
Town McGregor	
Beyon Waldregor	
₹. /McGregoc	
Easter of Ramath Mash	∽ I
The appropriate policy of the propriate and the	OFFICIAL STAMP
Note: Public - State of 100 20024	JILLIAN K LOWERY NOTARY PUBLIC-OREGON COMMISSION NO. 996124 MY COMMISSION EXPIRES FEBRUARY 06, 2024

STATUTORY BARGAIN AND SALE DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the document to the document on the documen	late(s) set forth below.
Robert McGregor	
Clay McGregor	
Christopher McGregor	
Terry McGregor	
Bryan McGregor	
Bret McGregor	
State of Falette County of Falette	
This instrument was acknowledged before me on 728-71 by	
Find of HOLDE	
Notary Public - State of Andrew My Commission Expires:	TAMARA L. CALDER
My Commission Expires: (0//4/2025	COMMISSION #20192212 NOTARY PUBLIC
	STATE OF IDAHO

} ss
, 20, before me, with a Notary Public in and for said state, personally is/are subscribed to the within Instrument and acknowledged executed same. For a Notary Public in and for said state, personally in the subscribed to the within Instrument and acknowledged executed same. For a Notary Public in and for said state, personally in the said state, personally in the subscribed to me to be the executed same. For a Notary Public in and for said state, personally in the said state, p
Notary Public for the State of Jacky Residing at: Commission Expires: 10/14/202-5

STATUTORY BARGAIN AND SALE DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this of	locument on the date(s) set forth below.
Dated this	
Robert McGregor	
Clay McGregor	
Christopher McGregor	
Terry McGregor	
2 366	
9)00/1/1/1/	
Bryan McGregor	<u>.</u>
Proof No Conney	
Brett McGregor	
State of	2 M)
	2/21.
This instrument was acknowledged before me on	- <u>L</u> <u>L</u> by
MIT. M. 2 musich	
Notary Public - State of Over 50	
0.01	OFFICIAL STAMP
My Commission Expires: Sept 10, 2024	MELODY R ZWEIGART NOTARY PUBLIC - OREGON COMMISSION NO. 1003629
	MY COMMISSION EXPIRES SEPTEMBER 16, 2024

STATUTORY BARGAIN AND SALE DEED

(continued)

IN WITNESS WHEREOF, the undersigned h	nave executed this document on the date(s) set forth below.
Dated this 7-22 2/	
Robert McGregor	
Clay McGregor	
Christopher McGregor	
Terry McGregor	
Bryan McGregor	
But McGregor Brett McGregor	
State of <u>Uregon</u> County of <u>Mandon</u>	
This instrument was acknowledged before n	ne on <u>July 22, 2021</u> by
Notary Public - State of Oregon	OFFICIAL STAMP
My Commission Expires: 08/3 2024	GWEN MARIE MEAD NOTARY PUBLIC - OREGON COMMISSION NO. 1002729 MY COMMISSION EXPIRES AUGUST 13, 2024

I, Robert C. McGregor, Son (relationship to deceased) of about June 9th, 2014, at klamatic	being duly	sworn, depose a	nd say, That I am the
(relationship to deceased) of	Robert	T. McGreson	who died on or
about June 9th 2014, at Klamath	7 Fells	(City), <u>૾ૼŘ</u> (St	ate). (Certified copy of the
Death Certificate attached as Exhibit A if not alre	eady recorded	in county where pr	operty is located):
That he/she died: Intestate (without a Will))		
or Testate (with the final w	ill-copy attach	ed as Exhibit B)	
That at the time of death, the deceased:			
Was unmarried YES 💢 NO 🗵			
Had a surviving spouse* named			or N/A
Was the widow/widower of			or N/A
Who died on or about		4:11.11	OF N/A
A person shall be considered the surviving spo decedent at the time of the decedent's death.	use of a deced	lent if the person w	ras legally married to the
That the following are all of the heirs at law (S Law) and devisees of the deceased:	Gee ORS 112.0	025 through 112.04	45 for definition of Heirs at
Mame	Present Age	Relationship	Child of Surviving Spouse
			Yes or No
		Surviving Spouse	No
Clay MGCecor			
Chiris M. Gregor			
Terry Microgar			
Bryan M. Gregor			And the second s
Bret M'Gregor			
Robert C. McGregor			<u> </u>

See Exhibit "A" Attached

Dated:	July	23	,2021
	- /		7

(Cionatura)

(Signature)

State of Oregon

County of Klamotta

This instrument was acknowledged before me on

OFFICIAL STAMP JILLIAN K LOWERY NOTARY PUBLIC-OREGON COMMISSION NO. 996124

MY COMMISSION EXPIRES FEBRUARY 06, 2024

WILL IN

(Notally Public)

My)Commission Expires_

Page 4

EXHIBIT "A" LEGAL DESCRIPTION

I, Clay MCorgo (Som (relationship to deceased) of	being duly	sworn, depose a	nd say	, That I am the
about, 2014, at, 2014 Death Certificate attached as Exhibit A if not alre	w Falls	(City), <u>○ 尺</u> (St	ate). (G	Certified copy of the
That he/she died: 【MIntestate (without a Will)			
or Testate (with the final w	ill-copy attach	ed as Exhibit B)		
That at the time of death, the deceased:				
Was unmarried YES 🔀 NO 🗆]			
Had a surviving spouse* named	-		<u>or</u>	N/A 🙀
Was the widow/widower of			<u>or</u>	N/A ☑
Who died on or about			<u>or</u>	N/A 🖳
* A person shall be considered the surviving spo decedent at the time of the decedent's death.	ouse of a deced	lent if the person w	as lega	lly married to the
That the following are all of the heirs at law (S Law) and devisees of the deceased:	See ORS 112.0	25 through 112.0	45 for d	definition of Heirs at
Name	Present Age	Relationship	Child o	of Surviving Spouse
				Yes or No
	4-01-44-11-1	Surviving Spouse		<u>No</u>
_ Clay McGregor		•		
- Christopher McGrego.	r			Name of the Control o
Terry McGregor				
Bryan MCGregor				
Bret McGregor		-		
Robert McGregor				·

See Exhibit "A" Attached

Dated: 7 - 26 - 21	Day McGregor (Signature)
	· (orginatore)
State of Flaker County of Payette)	
/	7-28-31
This instrument was acknowledged before me o	n, by
Clay McG	regor
Constitution of the confidence	Tamara Lel der
TAMARA L. CALDER COMMISSION #20192212 NOTARY PUBLIC	(Notary Public) My Commission Expires / 6/14/2025

STATE OF IDAHO

Page 4

EXHIBIT "A" LEGAL DESCRIPTION

I, Christopher mc Gregor Sow (relationship to deceased) of about	Kobert th Falls	(City), <u>OR_(</u> Stat	:e). (who died on or Certified copy of the
That he/she died: 🔀 Intestate (without a Will	1)			
or Testate (with the final w	vill-copy attach	ed as Exhibit B)		
That at the time of death, the deceased:				
Was unmarried YES 🛣 NO 🗆				
Had a surviving spouse* named	· · · · · · · · · · · · · · · · · · ·		<u>or</u>	N/A ⊠
Was the widow/widower of			<u>or</u>	N/A ⊠
Who died on or about			<u>or</u>	N/A 🖳
* A person shall be considered the surviving spouse of a decedent if the person was legally married to the decedent at the time of the decedent's death.				
That the following are all of the heirs at law (See ORS 112.025 through 112.045 for definition of Heirs at				
Law) and devisees of the deceased:				
Name	Present Age	Relationship	Child o	of Surviving Spouse
n i n in a harden		ia o		Yes or No
Clay Mareson		Surviving Spouse		No
Chorstopher McGaregor	46_	425 125	on	<u> 485</u>
Terry MyGragar	44	LASHO_	74	**
Bryan McGregor	43	A-D	,	<i>F</i> ×
Bret McGregor	40	_ Les	/ 1	/ 1
Robert McGor	32	tes	į t	<u> </u>
Clay me Gregor	49	,	ţ	Ye5

See Exhibit "A" Attached

MY COMMISSION EXPIRES JANUARY 26, 2024

Dated: July 23, 2021	(Signature)
State of Oregon County of To sephine	
This instrument was acknowledged before me on	July 23, 2021 , by
OFFICIAL STAMP SUSAN ROBISON NOTARY PUBLIC-OREGON COMMISSION NO. 996392	Musan Robison (Notary Public) My Commission Expires 1-26-24

My Commission Expires 1-26-24

Page 4

EXHIBIT "A" LEGAL DESCRIPTION

I, Terry Miloreg Or (relationship to deceased) of about Me Terre 20 He, at Klumoff, Death Certificate attached as Exhibit A if not alre	Falls	(City), <u>OF</u> (Sta	ete). (r, That I am the who died on or Certified copy of the s located):
That he/she died: Intestate (without a Will)	ı			
or (with the final wi	II-copy attache	ed as Exhibit B)		
That at the time of death, the deceased:				
Was unmarried YES(⊠ NO □				
Had a surviving spouse* named			or	N/A 🗌
Was the widow/widower of		WH.L.	<u>or</u>	N/A 🗀
Who died on or about			<u>or</u>	N/A 🗀
* A person shall be considered the surviving spondecedent at the time of the decedent's death.	use of a deced	lent if the person w	as lega	lly married to the
That the following are all of the heirs at law (S Law) and devisees of the deceased:	ee ORS 112.0	25 through 112.04	15 for d	definition of Heirs at
Name	Present Age	Relationship	Child c	of Surviving Spouse
				Yes or No
		Surviving Spouse	-	<u>No</u>
Clay Miloregor			_	wylene of this first the state of the state
- Christopher My Gregg	r	Williams	_	
Bryan M Coregor			_	
Bret Milorgor		V	_	***************************************
1 try Milorogor			_	
- KODEY F MCORDO			_	

See Exhibit "A" Attached

Dated: _/ \

(Signature)

State of Idaho

County of Payette)

This instrument was acknowledged before me on.

TAMARA L. CALDER COMMISSION #20192222 NOTARY PUBLIC STATE OF IDAHO

(Notary Public)

My Commission Expires____

Page 4

EXHIBIT "A" LEGAL DESCRIPTION

I, Bryan McGrlgor, Son (relationship to deceased) of about June, 2014, at Klamw Death Certificate attached as Exhibit A if not alre	to Fall-	- <u>/// C(lg) & (</u> (City), <u>O/2</u> (Sta	ite). ((who died on or Certified copy of the
That he/she died: 😾 Intestate (without a Will))			
or Testate (with the final wi	ill-copy attach	ed as Exhibit B)		
That at the time of death, the deceased:				
Was unmarried YES ☐ NO 💆	,			
Had a surviving spouse* named			<u>or</u>	N/A 🗆
Was the widow/widower of		- mining	<u>or</u>	N/A □
Who died on or about			<u>10</u>	N/A 🗌
* A person shall be considered the surviving spo decedent at the time of the decedent's death.	use of a deced	lent if the person w	as lega	lly married to the
That the following are all of the heirs at law (S Law) and devisees of the deceased:	See ORS 112.0	25 through 112.04	5 for c	definition of Heirs at
Name	Present Age	Relationship	Child c	of Surviving Spouse
				Yes or No
		Surviving Spouse		No
Clay M Gregor			-	
Christophur McGreg	ď		-	
Terry MGregor	W/12-12-07-12	- With the second secon	_	
Biet Miloregor			-	THE PERSON SELECTION
Bryan M. Gregor	<i></i>		-	
Bryan M. Gregor			-	

See Exhibit "A" Attached

OFFICIAL STAMP MELODY R ZWEIGART NOTARY PUBLIC - OREGON COMMISSION NO. 1903629

MY COMMISSION EXPIRES SEPTEMBER 16, 2024

Dated: 7/22/202/	Dur Allen
State of <u>Ovegon</u>) County of <u>Harion</u>)	(Signature)
This instrument was acknowledged before me on	7/22/2021 , by

My Commission Expires_

Page 4

EXHIBIT "A" LEGAL DESCRIPTION

AmeriTitle No. 465/96AM

DECLARATION OF HEIRSHIP

I, Sold Warger (relationship to deceased) of about Jone 9th, 2014, at Lauran Death Certificate attached as Exhibit A if not aire	Lober Fall	5 (City), O Q (Sta	<i>GE1</i> te). (0	who died on or Certified copy of the
That he/she died:) 			
or Testate (with the final wi	ll-copy attache	ed as Exhibit B)		
That at the time of death, the deceased:				
Was unmarried YES√ NO □				
Had a surviving spouse* named			<u>or</u>	N/A 🗌
Was the widow/widower of			<u>or</u>	N/A 🗌
Who died on or about		7	<u>or</u>	N/A 🗌
* A person shall be considered the surviving spo decedent at the time of the decedent's death.	use of a deced	lent if the person wa	is lega	lly married to the
That the following are all of the heirs at law (S Law) and devisees of the deceased:	See ORS 112.0	25 through 112.04	5 for d	definition of Heirs at
Name	Present Age	Relationship	Child c	f Surviving Spouse
				Yes or No
Bret Wheger Clay McGregor	40_	Surviving Spouse		No
Christopher McGregor Terry McGregor Bryan McGregor	<i></i>			
DAbert MCGCOCAY				

See Exhibit "A" Attached

Dated: 7/22/2/	Bref Wangar (Signature)
State of	
This instrument was acknowledged before me on BILL BILL MCGregor	July 22, 2021, by
OFFICIAL STAMP GWEN MARIE MEAD NOTARY PUBLIC - OREGON COMMISSION NO. 1002729 MY COMMISSION EXPIRES AUGUST 13, 2024	(Notary Public) My Commission Expires 08:13:2024

Page 4

EXHIBIT "A" LEGAL DESCRIPTION