

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 1-23-21

Robert McGregor

Clay McGregor


Christopher McGregor

Terry McGregor

Bryan McGregor

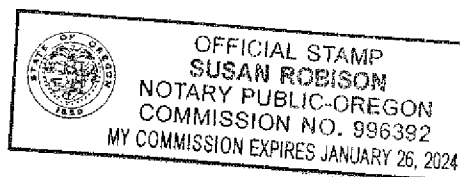
Brett McGregor

State of Oregon
County of Josephine

This instrument was acknowledged before me on July 23, 2021 by
Christopher McGregor.


Notary Public - State of Oregon

My Commission Expires: 1-26-24



STATUTORY BARGAIN AND SALE DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated this 7/23/2021

[Signature]
Robert McGregor

Emily McGregor

John Kopher McGregor

Tara McGregor

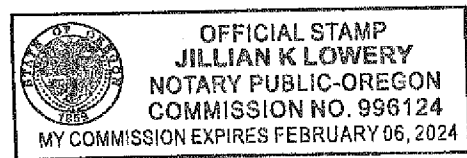
Bryce McGregor

Bryce McGregor

State of OR
County of Clatsop

This instrument was acknowledged before me on 7/23/2021

[Signature]
Notary Public - State of OR
My Commission Expires: 2/16/2024



STATUTORY BARGAIN AND SALE DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated this 7-28-21.

Robert McGregor

Clay McGregor
Clay McGregor

Christopher McGregor

Terry McGregor
Terry McGregor

Bryan McGregor

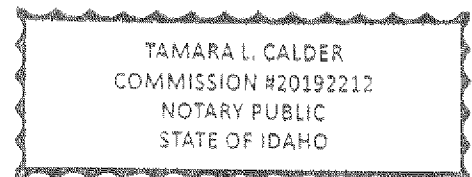
Bret McGregor

State of Idaho
County of Payette

This instrument was acknowledged before me on 7-28-21 by
Terry McGregor

Tamara L. Calder
Notary Public - State of Idaho

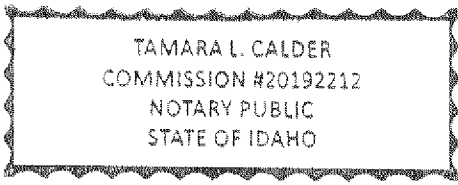
My Commission Expires: 10/14/2025



State of Idaho } ss
County of Payette }

On this 28th day of July, 2021, before me,
Tamara L Calder, a Notary Public in and for said state, personally
appeared Clay McGregor, 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.



Tamara L Calder
Notary Public for the State of Idaho
Residing at: Boonville, ID
Commission Expires: 10/14/2025

STATUTORY BARGAIN AND SALE DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated this 7-22-21.

Robert McGregor

Clay McGregor

Christopher McGregor

Terry McGregor

Bryan McGregor

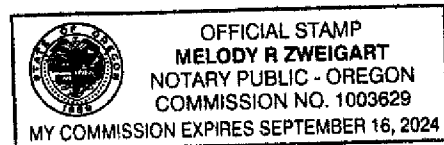
Bret McGregor

State of Oregon
County of Marion

This instrument was acknowledged before me on 7/22/21 by Bryan McGregor

Melody R. Zweigart
Notary Public - State of Oregon

My Commission Expires: Sept. 16, 2024



STATUTORY BARGAIN AND SALE DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated this 7-22-21.

Robert McGregor

Clay McGregor

Christopher McGregor

Terry McGregor

Bryan McGregor

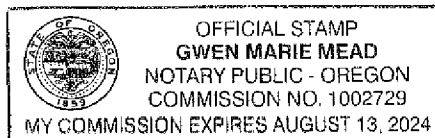
Bret McGregor
Bret McGregor

State of Oregon
County of Mason

This instrument was acknowledged before me on July 22, 2021 by
Bret McGregor

Gwen Mead
Notary Public - State of Oregon

My Commission Expires: 08-13-2024



AmeriTitle No. 465196AM

DECLARATION OF HEIRSHIP

I, Robert C. McGregor, being duly sworn, depose and say, That I am the Son (relationship to deceased) of Robert T. McGregor who died on or about June 9th, 2014, at Klamath Falls (City), OR (State). (Certified copy of the Death Certificate attached as Exhibit A if not already recorded in county where property is located):

That he/she died: ☐ Intestate (without a Will)

or ☐ Testate (with the final will-copy attached 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 _____ or 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 of Surviving Spouse Yes or No
_____	_____	Surviving Spouse	No
<u>Clay McGregor</u>	_____	_____	_____
<u>Christopher</u>	_____	_____	_____
<u>Chris McGregor</u>	_____	_____	_____
<u>Terry McGregor</u>	_____	_____	_____
<u>Bryan McGregor</u>	_____	_____	_____
<u>Bret McGregor</u>	_____	_____	_____
<u>Robert C. McGregor</u>	_____	_____	_____

That except as set forth above, there were no children of the deceased who died prior to him/her who left children surviving; that no probate for the estate of the deceased has been begun in any jurisdiction; that all debts of the deceased have been paid in full; and that there are no medical, public assistance, funeral, tax (including federal estate tax or Oregon inheritance tax), long term care facility or other claims against the estate of the deceased.

I hereby agree to indemnify and hold harmless AmeriTitle, Inc. and its underwriter for any loss suffered by it because of the absence of a probate for the estate of the deceased, or due to its reliance upon this declaration in connection with a title policy to be issued on the property described as follows:

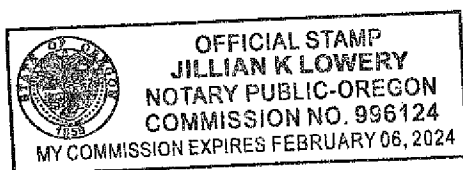
See Exhibit "A" Attached

Dated: July 23, 2021

[Signature]
(Signature)

State of Oregon
County of Klamath

This instrument was acknowledged before me on 7/23/2021 by Robert McGreor by



[Signature]
(Notary Public)
My Commission Expires 2/6/2024

EXHIBIT "A"
LEGAL DESCRIPTION

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.

AmeriTitle No. 465196AM

DECLARATION OF HEIRSHIP

I, Clay McGregor, being duly sworn, depose and say, That I am the Son (relationship to deceased) of Robert Terrell McGregor who died on or about June, 2014, at Klamath Falls (City), OR (State). (Certified copy of the Death Certificate attached as Exhibit A if not already recorded in county where property is located):

That he/she died: ☒ Intestate (without a Will)

or ☐ Testate (with the final will-copy attached 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 _____ or 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 of Surviving Spouse
			Yes or No
_____	_____	<u>Surviving Spouse</u>	<u>No</u>
<u>Clay McGregor</u>	_____	_____	_____
<u>Christopher McGregor</u>	_____	_____	_____
<u>Terry McGregor</u>	_____	_____	_____
<u>Bryan McGregor</u>	_____	_____	_____
<u>Bret McGregor</u>	_____	_____	_____
<u>Robert McGregor</u>	_____	_____	_____

That except as set forth above, there were no children of the deceased who died prior to him/her who left children surviving; that no probate for the estate of the deceased has been begun in any jurisdiction; that all debts of the deceased have been paid in full; and that there are no medical, public assistance, funeral, tax (including federal estate tax or Oregon inheritance tax), long term care facility or other claims against the estate of the deceased.

I hereby agree to indemnify and hold harmless AmeriTitle, Inc. and its underwriter for any loss suffered by it because of the absence of a probate for the estate of the deceased, or due to its reliance upon this declaration in connection with a title policy to be issued on the property described as follows:

See Exhibit "A" Attached

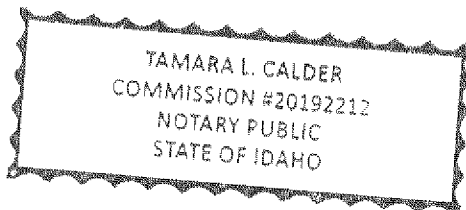
Dated: 7-28-21

Clay McGregor
(Signature)

State of Idaho
County of Payette

This Instrument was acknowledged before me on 7-28-21, by

Clay McGregor



Tamara L Calder

(Notary Public)

My Commission Expires 10/14/2025

EXHIBIT "A"
LEGAL DESCRIPTION

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.

AmeriTitle No. 465196AM

DECLARATION OF HEIRSHIP

I, Christopher McGregor, being duly sworn, depose and say, That I am the son (relationship to deceased) of Robert McGregor who died on or about June, 2014, at Klamath Falls (City), OR (State). (Certified copy of the Death Certificate attached as Exhibit A if not already recorded in county where property is located):

That he/she died: ☒ Intestate (without a Will)

or ☐ Testate (with the final will-copy attached 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 _____ **or** 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 of Surviving Spouse
			Yes or No
Clay McGregor		NO Surviving Spouse	No
Christopher McGregor	46	Yes Son	yes
Terry McGregor	44	NO	"
Bryan McGregor	43	NO	"
Bret McGregor	40	Yes	"
Robert McGregor	32	Yes	NO
Clay McGregor	49	"	yes

That except as set forth above, there were no children of the deceased who died prior to him/her who left children surviving; that no probate for the estate of the deceased has been begun in any jurisdiction; that all debts of the deceased have been paid in full; and that there are no medical, public assistance, funeral, tax (including federal estate tax or Oregon inheritance tax), long term care facility or other claims against the estate of the deceased.

I hereby agree to indemnify and hold harmless AmeriTitle, Inc. and its underwriter for any loss suffered by it because of the absence of a probate for the estate of the deceased, or due to its reliance upon this declaration in connection with a title policy to be issued on the property described as follows:

See Exhibit "A" Attached

Dated: July 23, 2021


(Signature)

State of Oregon)
County of Josephine)

This instrument was acknowledged before me on July 23, 2021, by
Christopher McGregor





(Notary Public)
My Commission Expires 1-26-24

EXHIBIT "A"
LEGAL DESCRIPTION

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.

AmeriTitle No. 465196AM

DECLARATION OF HEIRSHIP

I, Terry McGregor, being duly sworn, depose and say, That I am the Son (relationship to deceased) of Robert McGregor who died on or about June 2016 ~~2016~~ ²⁰¹⁹ at Klamath Falls (City), OR (State). (Certified copy of the Death Certificate attached as Exhibit A if not already recorded in county where property is located):

That he/she died: ☐ Intestate (without a Will)

or ☒ Testate (with the final will-copy attached 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 _____ or 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 of Surviving Spouse
			Yes or No
_____	_____	<u>Surviving Spouse</u>	<u>No</u>
<u>Clay McGregor</u>	_____	_____	_____
<u>Christopher McGregor</u>	_____	_____	_____
<u>Bryan McGregor</u>	_____	_____	_____
<u>Bret McGregor</u>	_____	_____	_____
<u>Terry McGregor</u>	_____	_____	_____
<u>Robert McGregor</u>	_____	_____	_____

That except as set forth above, there were no children of the deceased who died prior to him/her who left children surviving; that no probate for the estate of the deceased has been begun in any jurisdiction; that all debts of the deceased have been paid in full; and that there are no medical, public assistance, funeral, tax (including federal estate tax or Oregon inheritance tax), long term care facility or other claims against the estate of the deceased.

I hereby agree to indemnify and hold harmless AmeriTitle, Inc. and its underwriter for any loss suffered by it because of the absence of a probate for the estate of the deceased, or due to its reliance upon this declaration in connection with a title policy to be issued on the property described as follows:

See Exhibit "A" Attached

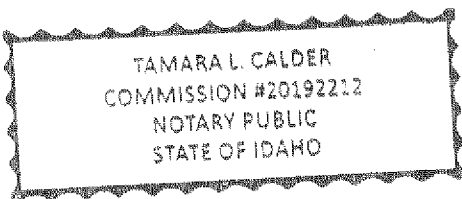
Dated: 7-28-21

Terry McGregor
(Signature)

State of Idaho
County of Payette

This instrument was acknowledged before me on 7-28-21, by

Terry McGregor



Tamara L Calder
(Notary Public)

My Commission Expires 10/14/2025

EXHIBIT "A"
LEGAL DESCRIPTION

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.

AmeriTitle No. 465196AM

DECLARATION OF HEIRSHIP

I, Bryan McGregor, being duly sworn, depose and say, That I am the son (relationship to deceased) of Robert McGregor who died on or about June, 2014, at Klamath Falls (City), OR (State). (Certified copy of the Death Certificate attached as Exhibit A if not already recorded in county where property is located):

That he/she died: ☒ Intestate (without a Will)

or ☐ Testate (with the final will-copy attached 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 _____ or 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:

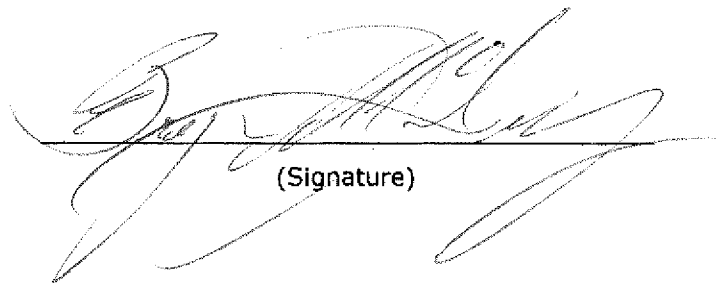
Name	Present Age	Relationship	Child of Surviving Spouse Yes or No
		<u>Surviving Spouse</u>	<u>No</u>
<u>Clay McGregor</u>			
<u>Christopher McGregor</u>			
<u>Terry McGregor</u>			
<u>Bret McGregor</u>			
<u>Robert McGregor</u>			
<u>Bryan McGregor</u>			

That except as set forth above, there were no children of the deceased who died prior to him/her who left children surviving; that no probate for the estate of the deceased has been begun in any jurisdiction; that all debts of the deceased have been paid in full; and that there are no medical, public assistance, funeral, tax (including federal estate tax or Oregon inheritance tax), long term care facility or other claims against the estate of the deceased.

I hereby agree to indemnify and hold harmless AmeriTitle, Inc. and its underwriter for any loss suffered by it because of the absence of a probate for the estate of the deceased, or due to its reliance upon this declaration in connection with a title policy to be issued on the property described as follows:

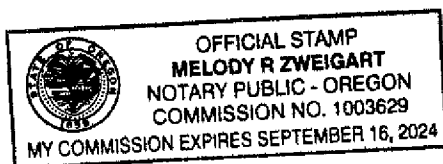
See Exhibit "A" Attached

Dated: 7/22/2021


(Signature)

State of Oregon
County of Marion

This instrument was acknowledged before me on 7/22/2021, by
Bryan McGregor





(Notary Public)
My Commission Expires Sept. 16, 2024

EXHIBIT "A"
LEGAL DESCRIPTION

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.

AmeriTitle No. 465196AM

DECLARATION OF HEIRSHIP

I, Bret McGregor, being duly sworn, depose and say, That I am the SON (relationship to deceased) of Robert T McGregor who died on or about June 9th, 2014, at Blumath Falls (City), OR (State). (Certified copy of the Death Certificate attached as Exhibit A if not already recorded in county where property is located):

That he/she died: ☒ Intestate (without a Will)

or ☐ Testate (with the final will-copy attached 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 _____ **or** 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 of Surviving Spouse Yes or No
<u>Bret McGregor</u>	<u>40</u>	<u>Surviving Spouse</u> <u>SON</u>	<u>No</u> <u>No</u>
<u>Clay McGregor</u>			
<u>Christopher McGregor</u>			
<u>Terry McGregor</u>			
<u>Bryan McGregor</u>			
<u>Robert McGregor</u>			

That except as set forth above, there were no children of the deceased who died prior to him/her who left children surviving; that no probate for the estate of the deceased has been begun in any jurisdiction; that all debts of the deceased have been paid in full; and that there are no medical, public assistance, funeral, tax (including federal estate tax or Oregon inheritance tax), long term care facility or other claims against the estate of the deceased.

I hereby agree to indemnify and hold harmless AmeriTitle, Inc. and its underwriter for any loss suffered by it because of the absence of a probate for the estate of the deceased, or due to its reliance upon this declaration in connection with a title policy to be issued on the property described as follows:

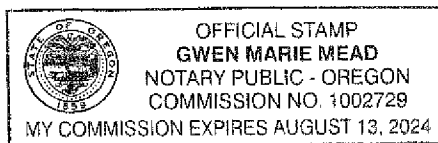
See Exhibit "A" Attached

Dated: 7/22/21

Bret McGregor
(Signature)

State of Oregon
County of Mannon

This instrument was acknowledged before me on July 22, 2021, by
Bret ~~Brett~~ McGregor
sm



Gwen Mead
(Notary Public)
My Commission Expires 08-13-2024

EXHIBIT "A"
LEGAL DESCRIPTION

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.