



THIS SPACE RESERVED FOR

2021-016185
Klamath County, Oregon
10/27/2021 10:25:01 AM
Fee: \$87.00

The Estate of Kathleen Karen Larson and Camille Leanne
Larson and Torrey Bryan Larson

231 OE St.

Kihei, HI 96753

Grantor's Name and Address

John H. Gillen

74081 Gregg Loop

Chiloquin, OR 97624

Grantee's Name and Address

After recording return to:

John H. Gillen

74081 Gregg Loop

Chiloquin, OR 97624

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

Same as above 74081 Gregg Loop
Chiloquin, OR 97624

File No. 462929AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Christopher Larson, as affiant or claiming successor of the Estate of Kathleen K. McShane, also known as Kathleen Karen Larson, deceased, and Camille Leanne Larson and Torrey Bryan Larson and Chris E. Larson

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

John H. Gillen,

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:

Lots 20 and 21, Block 23, TRACT NO. 1027, MT. SCOTT MEADOW, 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 \$19,000.00.

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.

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 24th day of October, 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.

X [Signature]
Chris Larson

X [Signature]
The Estate of Kathleen Karen Larson

X [Signature]
Camille Leanne Larson

X [Signature]
Torrey Bryan Larson

State of Hawaii } ss
County of Maui }

On this 24th day of Oct., 2021, before me, Robert Dougherty a Notary Public in and for said state, personally appeared Christopher Larson, as affiant or claiming successor of the Estate of Kathleen K. McShane, also known as Kathleen Karen Larson, deceased; Chris E. Larson, Camille Leanne Larson and Torrey Bryan Larson, 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.

[Signature] Robert Dougherty
Notary Public for the State of Hawaii,
Residing at: 40 Kalihiki Pl., Kula, HI 96790
Commission Expires: 8-18-23

