

2021-017100

Klamath County, Oregon



00290847202100171000020025

11/12/2021 03:43:49 PM

Fee: \$87.00

**BARGAIN AND SALE DEED**

Virginia McMaron, Claiming Successor  
Grantor

Virginia McMaron  
7015 Madrone Avenue  
San Diego, CA 92114  
Grantee

After recording return and Send Tax Statements to:  
Grantee

THIS INDENTURE made this 1st day of November, 2021, by and between VIRGINIA MCMARON, the affiant named in the duly filed affidavit concerning the small estate of ALBERT MCMARON, deceased, hereinafter called the first party, and VIRGINIA MCMARON, hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors and assigns all the estate, right and interest of the estate of the deceased, whether acquired by operation of law or otherwise, in that certain real property situated in Klamath County, Oregon, described as follows:

KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT NO 2 Block 47 Lot 11.

Map/Tax: R468899

To Have and to Hold the same unto the second party and second party's heirs, successor and assigns forever

The true consideration for this conveyance is other than money, Property Assessed at \$10,820.00.

Dated this 1 day of November, 2021.

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, Grantor, Virginia McMaron, Claiming Successor, has executed this instrument this 1 day of November, 2021.

Virginia McMaron  
Virginia McMaron, Claiming Successor

STATE OF CALIFORNIA

)  
) ss.  
)

County of San Diego

On November 1, 2021 before me,  
C.V. Dedden

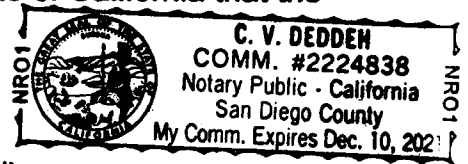
Notary Public, personally appeared, Virginia McMaron, Claiming Successor, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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 seal.

Signature C.V. Dedden

My Commission Expires: December 10, 2021



(Seal)