

Returned at Counter

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Don Boydston, Claiming Successor of
The Estate of Judy Ann McNinch
209 Church Street
Taft, CA 93268

GRANTEE'S NAME AND ADDRESS:

Don Boydston
209 Church Street
Taft, CA 93268

SEND TAX STATEMENTS TO:

Don Boydston
209 Church Street
Taft, CA 93268

2021-018480

Klamath County, Oregon



00292385202100184800020024

12/14/2021 10:21:54 AM

Fee: \$87.00

BARGAIN AND SALE DEED

Don Boydston, affiant and beneficiary, as named in the duly filed affidavit concerning the small estate of Judy Ann McNinch, deceased, hereinafter referred to as grantor, conveys to Don Boydston, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 7 in Block 44, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, in the County of Klamath, State of Oregon.

Reservations of 1/2 interest in oil, gas and mineral rights, including the terms and provisions thereof as disclosed by instrument recorded June 11, 1936 in Book 106 Page 460 reserved by Ada Parsons Sparretorn.

Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 2.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration: conveyance to beneficiary in the Small Estate of Judy Ann McNinch, Klamath County Circuit Court Cse No. 21PB06278.

IN WITNESS WHEREOF, the grantor has executed this instrument this 9TH day of December, 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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Don Boydston
Don Boydston

STATE OF CALIFORNIA; County of Kern) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 9th day of December, 2021, by Don Boydston.

Robin Marie Owen
NOTARY PUBLIC FOR CALIFORNIA
My Commission expires: 06/21/2022

