

2022-000572

Klamath County, Oregon

After recording, return to:

McCord & Hemphill LLC
65 NW Greeley Ave.
Bend, OR 97703



00293960202200005720020028

Mail tax statements to:

01/14/2022 11:56:49 AM

Fee: \$87.00

Mary C. Hingley
10440 Highdale St.
Bellower, CA 90607

STATUTORY BARGAIN AND SALE DEED

GRANTORS: Mary C. Hingley, the claiming successor of the Estate of Robert Newland Hingley, Deceased, under the Small Estate Affidavit filed on or about 7/19/2021 in State of Oregon, Klamath County Circuit Court Case No. 21PB06061

And

Laura D. Means, the personal representative of the Estate of Leo Roger Hingley, Deceased, in State of Utah, Sevier County District Court Case No. 083600047

GRANTEES: Mary C. Hingley as to a 2/3 share, Laura D. Means as to a 1/6th share, and Janet Shamayne Hingley as to a 1/6th share, as tenants as common

Grantors convey to Grantees the following described real property, subject to all encumbrances of record:

Lot 4 in Block 85 of KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 4, 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: None (distribution of probate estates).

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.

[SIGNATURE PAGE TO FOLLOW]

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SIGNATURES:

Mary C. Hingle, Claiming Successor of the
Mary C. Hingle, Claiming Successor of the Estate of
Estate of Robert Newland Hingle Robert N Hingle

Laura D. Means, Personal Representative of the
Laura D. Means, Personal Representative of the
Estate of Leo Roger Hingle

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

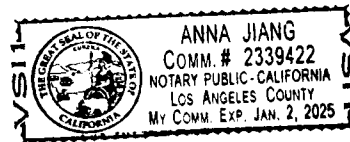
State of California

County of Los Angeles

On December 31, 20 21, before me, Anna Jiang, Notary Public, personally appeared Mary C. Hingle who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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 official seal.

[seal]



Anna Jiang
Notary Public – State of California

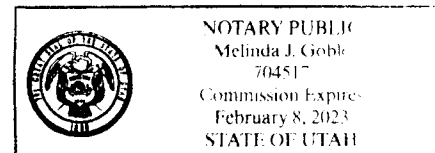
State of Utah

County of Sevier

On this 7 day of January, 20 22, before me, Melinda J. Goble, a notary public, personally appeared Laura D. Means, provided on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged she executed the same.

WITNESS my hand and official seal.

[seal]



Melinda J. Goble
Notary Public – State of Utah