

BARGAIN AND SALE DEED

2022-000695 Klamath County, Oregon

01/19/2022 08:52:01 AM

Fee: \$132.00

Tim Pearson, Claiming Successor Grantor

Breck M. Childrey Grantee

After recording return and Send Tax Statements to:

/Grantes 32956 Keno Springs Rd.

THIS INDENTURE made this /7 day of <u>January</u>, 2022, by and between TIM PEARSON, the successor affiant named in the duly filed Order appointing Successor Affiant in the Small Estate of BARBARA ANN TICE, deceased, together with ROBERT UNGER, Affiant named in the duly filed Affidavit in the Small Estate of CHERYL UNGER, deceased, as heir of BARBARA ANN TICE, deceased; ROBERT UNGER, TIM PEARSON and CYNTHIA PEARSON, heirs of the Small Estate of CHERYL UNGER he hereinafter called the first party, and BRECK M. CHILDREY, 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:

Real property located at 32956 Keno Springs Road, Bonanza, OR 97623

County, Oregon and legally described as:

Lot 1 in Block 55 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 assessed value is \$10,000.00/\$125,000.00

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, TIM PEARSON, Claiming Successor, has executed this instrument this 17 day of JANUARY , 2022. TIM PEARSON, Claiming Successor and Successor Affiant for the Small Estate of Barbara Ann Tice TIM PEARSON, Individually STATE OF California) SS. , 2022 before me, Notary Public, personally appeared, Tim Pearson, Claiming Successor and Successor Affiant, and Tim Pearson, individually, 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 he executed the same in her authorized capacity, and that by his 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 My Commission Expires:

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.

| validity of that document. |
|--|
| State of California County of |
| On JANUARY 17, 2022 before me, DEBRA L DANIELSON, NOTARY PUBLIC |
| (insert name and title of the officer) |
| personally appearedTim Pearson, Claiming Successor and Successor Affiant |
| 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. DEBRA L. DANIELSON COMM. NO. 23419503 COMM. NO. 23419503 NOTARY PUBLIC-CALIFORNIA SHASTA COUNTY MY COMMISSION EXPIRES IAN. 21, 2024 |
| Signature (Seal) |

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 SHASTA before me, __DEBRA_L DANIELSON, NOTARY PUBLIC JANUARY 17, 2022 (insert name and title of the officer) Tim Pearson, Individually personally appeared who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is lare 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)

| X Unthia Pearson, Individua | 500 Ally/ as Heir | to the Small E | state of Che | ryl Unger |
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| STATE OF California | , |) | | |
| | , | SS. | | |
| County of | ¥ 3 |). | | |
| On | . 20 |)22 before me, _ | | |
| Notary Public, personally Cheryl Unger, who proved whose name is subscribe executed the same in her a the person, or the entity up | appeared, Cy to me on the d to the within uthorized capa | nthia Pearson, a basis of satisfac instrument and acity, and that by | as heir to the tory evidence acknowledged her signature o | to be the person d to me that she on the instrument |
| I certify under PENALTY (| | | | |
| foregoing paragraph is true WITNESS my hand and se | e and correct. | | | |
| • | See | | | |
| Signature | | ATTROOP | (Seal) | |
| My Commission Expires: | | 300 | | |
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| X //m/lears | | | | |
| Tim Pearson, as Heir to th | e Small Estate | of Cheryl Unger | • | |
| STATE OF California | |) | | |
| | | ss. | | |
| County of | |) | | |
| 0- | 20 | 222 hoforo mo | | |
| On | appeared, Tim | 022 before me, _ Pearson, as hei of satisfactory evi | ir to the Small | Estate of Cheryl |
| name is subscribed to the | | | | |
| the same in her authorize | | | | |
| person, or the entity upon | behalf of which | n the person acte | ed, executed the | ne instrument. |
| I certify under PENALTY | OF PERJURY | under the laws of | f the State of 0 | California that the |
| foregoing paragraph is tru | e and correct. | | | |
| | | Sugnacité | 8 | |
| WITNESS my hand and s | eal. | Jan Jan | (| |
| Signature | | | (Seal) | |
| My Commission Expires: | | | \ | |
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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 | | | | | | |
|---|--|--|--|--|--|--|
| On JANUARY 17, 2022 before me, DEBRA L DANIELSON, NOTARY PUBLIC (insert name and title of the officer) | | | | | | |
| personally appeared Cynthia Pearson, as Heir to the Small Estate of Cheryl Unger who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that be she they executed the same in his height authorized capacity(ies), and that by his height 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. DEBRA L. DANIELSON COMM. NO. 2319503 COMM. NO. 2319503 SHASTA COLLIFTY MY COMMISSION EXPIRES JAN. 21, 2024 | | | | | | |
| Signature (Seal) | | | | | | |

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 SHASTA | |
|---|--|
| On JANUARY 17, 2022 before me, | DEBRA L DANIELSON, NOTARY PUBLIC (insert name and title of the officer) |
| subscribed to the within instrument and acknow | evidence to be the person(s) whose name(s) is lare viedged to me that he same in by his/her/their signature(s) on the instrument the |
| I certify under PENALTY OF PERJURY under t paragraph is true and correct. | the laws of the State of California that the foregoing |
| WITNESS my hand and official seal. Signature | DEBRA L. DANIELSON S COMM. NO. 2319503 NOTARY PUBLIC-CALIFORNIA S SHARTA COUNTY MY COMMISSION EXPIRES IAN. 21, 2024 (Seal) |

| X Noht Chy | |
|--|--|
| Robert Unger, as Heir to the Small Esta | te of Cheryl Unger |
| STATE OF California |)) ss. |
| County of |) |
| Unger, who proved to me on the basis name is subscribed to the within instru- the same in his authorized capacity, a | 2022 before me, bert Unger, as heir to the Small Estate of Cheryl of satisfactory evidence to be the person whose ment and acknowledged to me that he executed and that by his signature on the instrument the ch the person acted, executed the instrument. |
| I certify under PENALTY OF PERJURY foregoing paragraph is true and correct. | under the laws of the State of California that the |
| WITNESS my hand and seal. | |
| Signature | (Seal) |
| ************************************** | |

PLEASE SEE ATTACHED SHEET For CA Acknowledgement/Jurat As per CA Civil Codes 1189/8202

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 Siskiyou 13th January 2022 Gigi Spielmann - Notary Public before me, (insert name and title of the officer) Robert Charles Unger personally appeared 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. GIGI SPIELMANN COMM. # 2369318 WITNESS my hand and official seal. SISKIYOU COUNTY Signature (Seal)

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| * Nolt Cin | | |
| ROBERT UNGER, Claiming Successor | <u></u> | |
| and Successor Affiant for the Small Es | | |
| heir to the Small Estate of Barbara Ann | 1 lice | |
| 1 A MA 1/h | | PLEASE SEE ATTACHED SHEET For CA Acknowledgement/Jurat |
| POPERT UNICED Individually | | As per CA Civil Codes 1189/8202 |
| ROBERT UNGER, Individually | | |
| STATE OF California |) | |
| County of |) ss. | |
| County of | <i>l</i> | |
| | 2022 before me, | |
| Claiming Successor of the Small Es | | ppeared, Robert Unger, |
| individually who proved to me on the l | | |
| whose name is subscribed to the within | n instrument and ackno | wledged to me that he |
| executed the same in his authorized construment the person, or the entity is | | |
| the instrument. | por benear or which t | ne person acied, excedice |
| I certify under PENALTY OF PERJUR | | State of California that |
| the foregoing paragraph is true and eo | rrect. | |
| WITNESS my hand and seal. | | |
| Signature | , , , , , , , , , , , , , , , , , , , | (Seal) |
| My Commission Expires: | | |

A notary public or other officer completing this

WITNESS my hand and official seal.

Signature

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 Siskiyou 13th January 2022 Gigi Spielmann - Notary Public before me, (insert name and title of the officer) Robert Charles Unger personally appeared 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.

(Seal)