

BARGAIN AND SALE DEED

Tim Pearson, Claiming Successor
Grantor

Breck M. Childrey
Grantee

After recording return and Send Tax Statements to:

~~/Grantee~~ 32956 Keno Springs Rd.
Bonanza, OR 97623

THIS INDENTURE made this 17th day of JANUARY, 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 ^{do} ~~\$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 17th 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.
County of _____)

On _____, 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: _____

See Attached

(Seal)

ACKNOWLEDGMENT

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

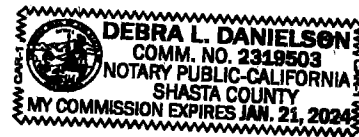
On JANUARY 17, 2022 before me, DEBRA L DANIELSON, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared Tim 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~~
~~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.

Signature  (Seal)



ACKNOWLEDGMENT

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State of California
County of SHASTA

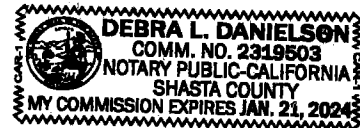
On JANUARY 17, 2022 before me, DEBRA L DANIELSON, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared Tim Pearson, Individually
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.

Signature  (Seal)



X Cynthia Pearson

Cynthia Pearson, ~~individually~~ as Heir to the Small Estate of Cheryl Unger

STATE OF California)
) ss.
County of _____)

On _____, 2022 before me, _____
Notary Public, 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
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 _____ *See ATTACHED* (Seal)
My Commission Expires: _____ *all*

X Tim Pearson

Tim Pearson, as Heir to the Small Estate of Cheryl Unger

STATE OF California)
) ss.
County of _____)

On _____, 2022 before me, _____
Notary Public, personally appeared, Tim Pearson, as heir to the Small Estate of Cheryl
Unger, 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 _____ *See ATTACHED* (Seal)
My Commission Expires: _____ *all*

ACKNOWLEDGMENT

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State of California
County of SHASTA)

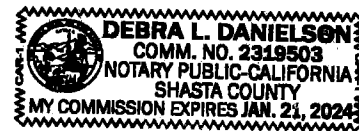
On JANUARY 17, 2022 before me, DEBRA L DANIELSON, NOTARY PUBLIC
(insert name and title of the officer)

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) 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.

Signature *Debra L. Danielson* (Seal)



ACKNOWLEDGMENT

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State of California
County of SHASTA)

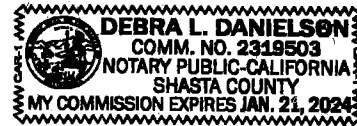
On JANUARY 17, 2022 before me, DEBRA L DANIELSON, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared Tim 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) 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.

Signature  (Seal)



X Robert Unger

Robert Unger, as Heir to the Small Estate of Cheryl Unger

STATE OF California

)

) ss.

County of _____

)

On _____, 2022 before me,
Notary Public, personally appeared, Robert Unger, as heir to the Small Estate of Cheryl Unger, 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 his 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 _____

(Seal)

My Commission Expires: _____

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

ACKNOWLEDGMENT

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State of California
County of Siskiyou)

On 13th January 2022 before me, Gigi Spielmann - Notary Public
(insert name and title of the officer)

personally appeared Robert Charles Unger
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.



Signature *Gigi Spiel* (Seal)

X Robert Unger

ROBERT UNGER, Claiming Successor
and Successor Affiant for the Small Estate of Cheryl Unger,
heir to the Small Estate of Barbara Ann Tice

X Robert Unger

ROBERT UNGER, Individually

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

STATE OF California)
) ss.
County of _____)

On _____, 2022 before me,
_____, Notary Public, personally appeared, Robert Unger,
Claiming Successor of the Small Estate of Cheryl Unger, and Robert Unger,
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 his 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 _____

(Seal)

My Commission Expires: _____

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State of California
County of Siskiyou)

On 13th January 2022 before me, Gigi Spielmann - Notary Public
(insert name and title of the officer)

personally appeared Robert Charles Unger
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.



Signature *Gigi Spielmann* (Seal)