



THIS SPACE RESERVED FOR

2022-000924

Klamath County, Oregon

01/24/2022 02:42:01 PM

Fee: \$97.00

John M. Bell

1332 Ridgecrest Dr.

Klamath Falls, OR 97601

Grantor's Name and Address

Marcella M. Bell, Trustee of the Marcella M. Bell Revocable Trust

1540 Pacific Terrace

Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

AmeriTitle, LLC

300 Klamath Ave

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:

Same as above

File No. 515279AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

John M. Bell

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Marcella M. Bell, Trustee of the Marcella M. Bell Revocable Trust dated March 23, 2001

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

Lots 6, 7, 8 and 9 in Block 3, HOT SPRINGS ADDITION to the City of Klamath Falls, 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 to transfer interest

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(1)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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, the grantor has executed this instrument this 7 day of JANUARY, 2022, if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

By:

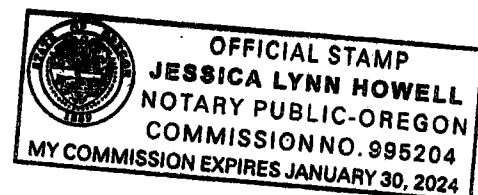
John M. Bell

State of Oregon } ss
County of Clatsop }

On this 7 day of Jan, 2022, before me, Jessica Howell, a Notary Public in and for said state, personally appeared **John M. Bell**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

J. Howell
Notary Public for the State of
Residing at:

Commission Expires: 1-30-2024



DECLARATION OF HEIRSHIP

I, John M. Bell, being duly sworn, depose and say, That I am the Son of Rodney L. Bell who died on or about June 18, 2000, at Klamath Falls, Oregon. (Certified copy of the Death Certificate attached as Exhibit A if not already recorded in county where property is located):

That he/she died: Intestate (without a Will)

or X Testate (with the final will-copy attached as Exhibit B)

That at the time of death, the deceased:

Was unmarried YES ☐ NO X

Had a surviving spouse* named Marcella M. Bell

or N/A ☐

* A person shall be considered the surviving spouse of a decedent if the person was legally married to the decedent at the time of the decedent's death.

That the following are all of the heirs at law (See ORS 112.025 through 112.045 for definition of Heirs at Law) and devisees of the deceased:

| Name | Present Age | Relationship | Child of Surviving Spouse Yes or No |
|--------------------------|-------------|-------------------------|--|
| <u>Marcella M. Bell</u> | _____ | <u>Surviving Spouse</u> | Yes_ _____ |
| <u>Stephen R. Bell</u> | _____ | <u>Son</u> | <u>Yes</u> |
| <u>John M. Bell</u> | <u>59</u> | <u>Son</u> | <u>Yes</u> |
| <u>Katherine M. Bell</u> | _____ | <u>Daughter</u> | <u>Yes</u> |
| <u>Daniel L. Bell</u> | _____ | <u>Son</u> | <u>Yes</u> |
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

That except as set forth above, there were no children of the deceased who died prior to him/her who left children surviving; that no probate for the estate of the deceased has been begun in any jurisdiction; that all debts of the deceased have been paid in full; and that there are no medical, public assistance, funeral, tax (including federal estate tax or Oregon inheritance tax), long term care facility or other claims against the estate of the deceased.

AmeriTitle No. 515279AM

I hereby agree to indemnify and hold harmless AmeriTitle, Inc. and its underwriter, Old Republic National Title Insurance Company, for any loss suffered by it because of the absence of a probate for the estate of the deceased, or due to its reliance upon this declaration in connection with a title policy to be issued on the property described as follows:

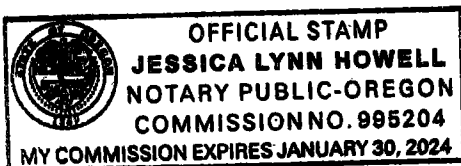
Lots 6, 7, 8 and 9 in Block 3, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Dated: 1.7.2022

[Signature]
(Signature)

State of Oregon
County of Klamath

This instrument was acknowledged before me on Jan 7th 2022, by John Bell



[Signature]
(Notary Public)
My Commission Expires 1.30.2024