



THIS SPACE RESERVED FOR

2022-001887
Klamath County, Oregon
02/14/2022 01:27:01 PM
Fee: \$97.00

Estate of Judy Baldwin, deceased

11251 Crystal Springs Rd

Klamath Falls, OR 97603

Grantor's Name and Address

Jacob Wyatt Smith

10855 Vincent Dr.

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

Jacob Wyatt Smith

10855 Vincent Dr.

Klamath Falls, OR 97603

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

Jacob Wyatt Smith

10855 Vincent Dr.

Klamath Falls, OR 97603

File No. 520022AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

DeAnna S. Sipes, as Affiant for the Estate of Judy A. Baldwin, Deceased, Ned Eugene Baldwin, DeAnna Sue Sipes and the Assemblies of God Foundation,

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

Jacob Wyatt Smith,

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:

**Unit 10855, (Vincent Drive), Tract 1336 - FALCON HEIGHTS CONDOMINIUMS – STAGE 1
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 \$140,000.00.

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 11 day of February, 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.

Estate of Judy Baldwin, Deceased

By: DeAnna S. Sipes
DeAnna S. Sipes, Affiant

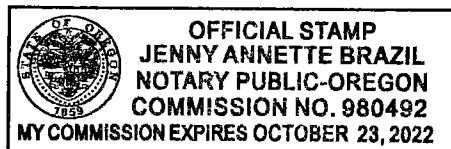
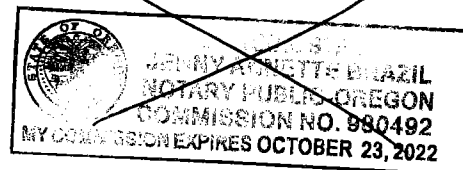
By: DeAnna Sue Sipes
DeAnna Sue Sipes

State of Oregon } ss
County of Klamath }

On this 11 day of February, 2022, before me, Jenny Brazil a Notary Public in and for said state, personally appeared DeAnna S. Sipes, as Affiant for the Estate of Judy A. Baldwin, deceased, and DeAnna Sue Sipes, Individually 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.

JB
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 10/23/2022



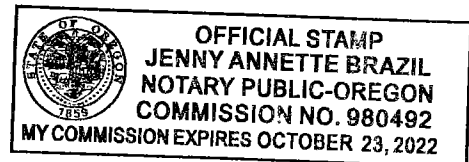
In Witness Whereof, the grantor has executed this instrument this 11 day of February, 2022; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

By: Ned Eugene Baldwin
Ned Eugene Baldwin

State of Oregon } ss
County of Klamath }

On this 11 day of February, 2022, before me, Jenny Brazil a Notary Public in and for said state, personally appeared Ned Eugene Baldwin, 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.

JAB
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 10/23/2022



In Witness Whereof, the grantor has executed this instrument this 10th day of February, 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.

Assemblies of God Foundation

By: [Signature]
William A. Hunt, Jr., Sr. Vice President

By: [Signature]
Courtney Hayes, Assistant Secretary

State of Missouri } ss
County of Greene }

On this 10th day of February, 2022, before me, Kristi L. Willoughby a Notary Public in and for said state, personally appeared William A. Hunt, Jr., Sr. Vice President, and Courtney Hayes, Assistant Secretary for the Assemblies of God Foundation 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.

[Signature]
Notary Public for the State of Missouri
Residing at: Walnut Grove, MO
Commission Expires: 10-18-2022

