

Michael Spencer

Returned at Counter

2022-002554  
Klamath County, Oregon



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03/01/2022 10:09:10 AM

Fee: \$87.00

Grantor: Donna J. Andersen  
Claiming Successor

Grantee: Donna Joan Andersen

Send Tax Statements to: Donna Joan Andersen  
11616 Bliss Rd.  
Bonanza, OR 97623

After recording return to: Grantee

BARGAIN AND SALE DEED

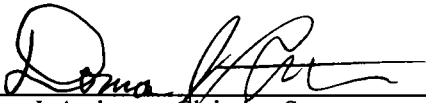
Donna J. Andersen as the Claiming Successor of the estate of Herbert Stanley Breed, deceased, Klamath County Circuit Court Case No. 0004288CV convey to Donna Joan Andersen, all that real property situated in Klamath County, Oregon, described as follows:

See Exhibit "A"

THIS INSTRUMENT WILL 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 APPROVED USES.

The true and actual consideration for this conveyance is the distribution of the Estate.

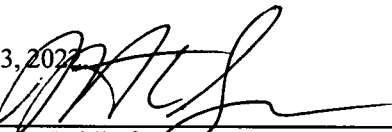
DATED: February 24, 2022

/s/   
Donna J. Andersen, Claiming Successor

STATE OF OREGON )  
County of Klamath ) ss:

On the 24<sup>th</sup> day of February, personally appeared the above named Donna J. Andersen and acknowledged the above instrument to be her voluntary act and deed as Affiant and Claiming Successor of the Herbert Stanley Breed Estate.

Subscribed and sworn to before me February 23, 2022

/s/   
Notary Public for Oregon  
My commission expires: 11-29-2025

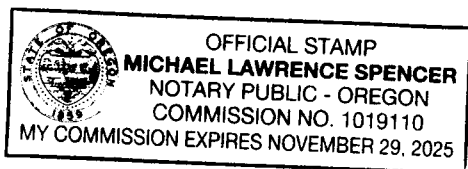


Exhibit "A"

All of the Westerly 80.6 feet of Tract 25, except the Northerly 45 feet thereof, and all of Tract 32 of Townsend Tracts, according to the official plat thereof on file in Klamath County, Oregon, EXCEPTING the following two portions of Tract 32, to-wit:

PARCEL ONE: The Easterly 5 feet of said Tract 32;

PARCEL TWO: All of that portion of said Tract 32 described as follows:

Commencing at the Southeast corner of Tract 25 of said Townsend Tracts; thence South on a line parallel to the West line of said Tract 32 a distance of 17.5 feet; thence West on a line parallel to and 17.75 feet distant from the North line of said Tract 32 a distance of 100 feet; thence North on a line parallel to West line of said Tract 32 a distance of 17.75 feet to the North line of said Tract 32; thence East along the North line of Tract 32 a distance of 100 feet to the point of beginning.