

AFTER RECORDING RETURN TO:

Lane P. Shetterly  
Shetterly, Irick & Ozias  
PO Box 105  
Dallas, OR 97338

SEND TAX STATEMENTS TO:

Diana C. Blair, et al  
15400 Ferns Corner Rd.  
Dallas, OR 97338

**2022-002878**

**Klamath County, Oregon**



00296611202200028780020023

03/08/2022 08:49:38 AM

Fee: \$87.00

CONSIDERATION: \$ - 0 -

BARGAIN AND SALE DEED

Diana C. Blair, Claiming Successor of the Small Estate of Larry Wayne Blair, Klamath County, Oregon Circuit Court Case No. 12PB01497, Grantor, conveys to Diana C. Blair, as to an undivided four percent (4%) share; Mark D. Lewis, as to an undivided twenty-four percent (24%) share; Mark D. Blair, as to an undivided twenty-four percent (24%) share; April A. Blair, as to an undivided twenty-four percent (24%) share; and Jeramy W. Blair, as to an undivided twenty-four percent (24%) share, Grantees, as tenants in common, the following described real property, located in Klamath County, Oregon, to wit:

**PARCEL 1**

Lot 3 in Block 1, MAHN'S ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**PARCEL 2**

That portion of NE1/4 NW1/4 of Section 14, Township 23, South, Range 9, East, Willamette Meridian, lying East of Little Deschutes River and bounded on the North and South by the Easterly projection of the North and South boundary lines of Lot 3, Block 1 of Mahn's Acres.

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.

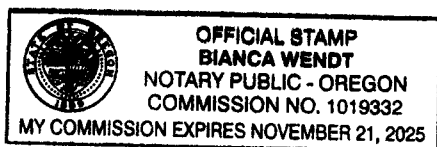
There is no consideration for this conveyance; this deed is given in distribution of the Small Estate of Larry Wayne Blair, to the beneficiaries entitled thereto.

DATED: 3/2, 2022

Diana C. Blair  
Diana C. Blair

STATE OF OREGON       )  
                                  ) ss.  
County of Polk        )

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of March, 2021, by Diana C. Blair.



Bianca Wendt  
NOTARY PUBLIC FOR OREGON