

2022-003426

Klamath County, Oregon



00297234202200034260020025

03/21/2022 11:58:47 AM

Fee: \$87.00

After recording, please return to:

Mika N. Blain
Blain Law, LLC
729 Pacific Terrace
Klamath Falls OR 97601

Send tax statements to:

Harold D. Price
Post Office Box 54
Sprague River OR 97639

BARGAIN AND SALE DEED

Harold D. Price, in his capacity as Claiming Successor of the Small Intestate Estate of Richard Thomas Price, Klamath County Circuit Court Case No. 21PB09888, Grantor, conveys unto Harold D. Price, Grantee, decedent's 50 percent undivided interest as a tenant by the entirety in the real and personal property situate in Klamath County, Oregon, more particularly described as follows:

Block 9, Lot 33, 2nd Addition to Nimrod River Park, Klamath County, Oregon.

Klamath County Assessor's Parcel No. R-3611-010BO-00700
and Tax Account No. R350514

1964 Viking bearing VIN # S30599 and Sticker # K-01982
Klamath County Tax Account No. 55451

More commonly referred to as 31974 Drews Road, Sprague River, Oregon 97639

The true and actual consideration for this transfer is inheritance - estate distribution. ORS 93.030

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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, said Grantor has executed this instrument on the 4th day of March, 2022.


Harold D. Price, Claiming Successor

STATE OF OREGON, County of Klamath) ss.

Signed and sworn to before me on the 4th day of March, 2022, by Harold D. Price in his capacity as Claiming Successor of the Small Intestate Estate of Richard Thomas Price.


Notary Public for Oregon
My Commission Expires: 07/01/2025

