

**2022-008522**

**Klamath County, Oregon**

**07/13/2022 11:17:01 AM**

**Fee: \$87.00**

Grantor:  
Michelle Cagney, Affiant for  
the Estate of James Arthur Rau Jr.  
4128 Central Ave  
Western Springs, IL 60558

Grantees:  
Gregory Richard Anderson  
Patricia Anderson  
PSC 7 Box #302,  
APO AE 09104-0004

After recording return to:  
Caress Law, PC  
9400 SW Barnes Rd. STE 300  
Portland, OR 97225

All tax statements shall be sent to:  
Gregory Richard Anderson  
Patricia Anderson  
PSC 7 Box #302,  
APO AE 09104-0004

### **BARGAIN AND SALE DEED**

Michelle Cagney, Affiant for the Estate of James Arthur Rau Jr. In the Matter of James Arthur Rau, Jr., Circuit Court of the State of Oregon for the County of Klamath, Case Number 22PB02173 as Grantor, conveys to Gregory Richard Anderson and Patricia Anderson, as tenants by the entirety, devisees of the Estate of James Arthur Rau Jr., Grantees, all interest in the following described real property situated in Klamath County, Oregon, more particularly described as follows:

**Subdivision: KLAMATH FALLS FOREST ESTATE HWY 66 PLAT #2**  
**Block: 32 Lot: 36**

Subject to: covenants, conditions, restrictions and easements of record as of the date of this Deed, if any.

The consideration for this transfer is \$0; inheritance transfer.

Situs Address: No situs address assigned.

**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**

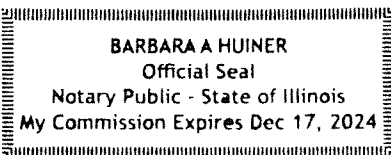
REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, 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 on this 6<sup>th</sup> day of July, 2022.

Michelle Cagney administrator  
Michelle Cagney, Affiant for the Estate of James Arthur Rau Jr.

STATE OF ILLINOIS )  
County of DuPage ) ss.

The foregoing instrument was acknowledged before me on this 6<sup>th</sup> day of July, 2022, by Michelle Cagney.



Barbara A Huiner  
Notary Public, State of Illinois  
Notary Name: Barbara A. Huiner  
Commission Expires: 12-17-24