

Karen Oakes
Returned at County



BARGAIN AND SALE DEED

Cynthia Lewis, Claiming Successor
Grantor

07/22/2022 02:35:09 PM

Fee: \$87.00

Cynthia Lewis
PO Box 116
Chiloquin, OR 97624
Grantee

After recording return and Send Tax Statements to:
Grantee

THIS INDENTURE made this 20 day of July, 2022, by and between CYNTHIA LEWIS, the affiant named in the duly filed affidavit concerning the Small Estate of Mark Holland, deceased, hereinafter called the first party, and CYNTHIA LEWIS, hereinafter called the second party; WITNESSETH:

For value received and the consideration hereinafter stated, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and second party's heirs, successors and assigns all the estate, right and interest of the estate of the deceased, whether acquired by operation of law or otherwise, in that certain real property situated in Klamath County, Oregon, described as follows:

See "EXHIBIT A"

To Have and to Hold the same unto the second party and second party's heirs, successor and assigns forever.

The true consideration for this conveyance is other than money, being an inheritance from Mark Holland.

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, Grantor, Cynthia Lewis, Claiming Successor, has executed this instrument this 20 day of July, 2022.

Cynthia Lewis
Cynthia Lewis, Claiming Successor

STATE OF OREGON)
County of Klamath) ss. LH

On July 20, 2022 before me, Cynthia Lewis Liberty Husser
Notary Public, personally appeared, Cynthia Lewis, Claiming Successor, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of Oregon that the foregoing paragraph is true and correct.

WITNESS my hand and seal.

Signature Liberty Husser LH (Seal)
My Commission Expires: June 30, 2025
LH

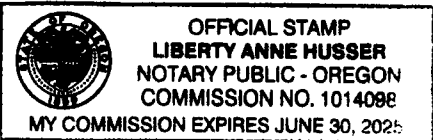


EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the SE1/4 NW1/4 of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point from which the center ¼ corner of Section 31 bears South 89° 39' 59" East 57.66 feet, being the Southeast corner of Minor Land Partition No. 44-89 and the True Point of Beginning of the parcel herein described; thence running North 89° 39' 59" West 660.00 feet to a point on the Easterly right-of-way line of Modoc Point Road; thence along said right-of-way North 00° 16' 18" East 75.63 feet to a point (road centerline station 1469 + 75.60); thence along the arc of a curve to the left (radius = 2894.79 feet central angle = 5° 57' 10") a distance of 300.76 feet to the Southwest corner of Parcel 2 of Minor Land Partition No. 44-89; North 88° 18' 51" East along the South line of Parcel 2 of Minor Land Partition No. 44-89, 640.92 feet to the Southeast corner of Parcel 2 of Minor Land Partition No. 44-89, thence South 4° 45' 10" East along the Easterly line of Parcel 3 of Minor Land Partition No. 44-89 400.00 to the point of beginning.

Said Parcel is also known as Parcel 3 of Minor Land Partition No. 44-89.