



2022-009087

Klamath County, Oregon

07/25/2022 03:11:01 PM

Fee: \$92.00

**BARGAIN AND SALE DEED**

DENNIS J. HADD SR., Claiming Successor  
Grantor

Jesse Pickerel and Sarah Bowers,

Grantee

32080 Drews Rd  
Sprague River OR 97639

After recording return and Send Tax Statements to:

Grantee

(same as above)

THIS INDENTURE made this 14<sup>th</sup> day of July, 2022, by and between DENNIS HADD SR., the claiming successor and affiant named in the Small Estate of AUDREY JOAN HADD, deceased, ROBERT E. HADD and DENNIS J. HADD SR., heirs of the Small Estate of AUDREY JOAN HADD, hereinafter called the first party, and JESSE PICKEREL AND SARAH BOWERS\*, 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:

\* With right of survivorship

Real property located at 32080 Drews Road, Sprague River, OR 97639

County, Oregon and legally described as:

Lot 34, Block 9, SECOND ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 assessed value is \$135,000.00

**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, DENNIS J. HADD SR., Claiming Successor and Affiant, has executed this instrument this 18 day of July, 2022.

Dennis J. Hadd Sr.  
DENNIS J. HADD SR., Claiming Successor  
and Affiant for the Small Estate of Audrey Joan Hadd

In Witness Whereof, Grantor, DENNIS J. HADD SR., heir to the Small Estate of Audrey Joan Hadd has executed this instrument this 18 day of July, 2022.

Dennis J. Hadd Sr.  
DENNIS J. HADD SR., as Heir to the Small Estate of Audrey Joan Hadd

STATE OF OREGON )  
County of Klamath ) ss.

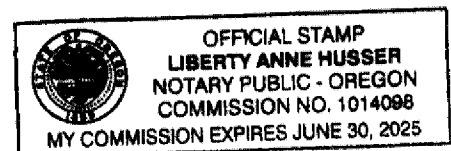
On July 18, 2022 before me, Dennis Hadd Sr. Notary Public, personally appeared, DENNIS HADD SR., Claiming Successor and Successor Affiant, and DENNIS J. HADD SR., as heir to the Small Estate of Audrey Joan Hadd, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in her authorized capacity, and that by his 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  
My Commission Expires: June 30, 2025

(Seal)



In Witness Whereof, Grantor, ROBERT E. HADD, Heir to the Small Estate of Audrey Joan Hadd has executed this instrument this 20 day of July, 2022.



ROBERT HADD, heir to the Small Estate of Audrey Joan Hadd

STATE OF OREGON )

County of Lane )

ss.

On July 20, 2022 before me, Mark Alan Bourne Notary Public, personally appeared, ROBERT HADD, as heir to the Small Estate of Audrey Joan Hadd, 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 he executed the same in his authorized capacity, and that by his 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 Mark Alan Bourne  
My Commission Expires: 6-8-2024

(Seal)

