

*Oaks Law Office, P.C.*

**2022-012142**

Klamath County, Oregon



00307265202200121420030033

10/11/2022 10:54:19 AM

Fee: \$92.00

**BARGAIN AND SALE DEED**

Rebecca DeJesus, Claiming Successor  
Grantor

Rebecca DeJesus, et al  
4522 Shasta Way  
Klamath Falls, OR 97603  
Grantee

After recording return and Send Tax Statements to:  
Grantee

THIS INDENTURE made this 30 day of Sept., 2022, by and between Rebecca DeJesus, the affiant named in the duly filed affidavit concerning the small estate of Mildred Yatta Broyles, deceased, Grantor, hereinafter called the first party, and Rebecca DeJesus and Susan White, not as tenants in common, but as joint tenants with right of survivorship, Grantees, 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:

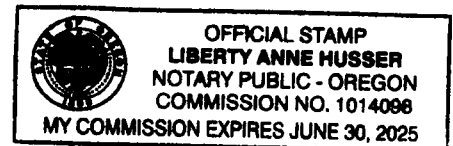
See Exhibit A

Map/Tax: 3909-002BB-00200/042 – 101

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 through probate. Property Assessed at \$0 ("NONE").

**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**



## EXHIBIT A

Beginning at the Northwest corner of Lot 24, Block 6 of PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon; thence Southerly along the West line of said Lot 24 a distance 150.36 feet to the Northwest corner of that certain tract of land described in Deed Volume 168 at page 112, Records of Klamath County, Oregon; thence Easterly along the Northerly line of said tracts a distance of 90 feet to a point; thence Northerly parallel to the West line of said Lot 24 a distance or 150.36 feet to the Northerly line of said Lot 24; thence Westerly along the Northerly line of said Lot 24 a distance of 90 feet to the point or beginning.

EXCEPTING therefrom the West 5 feet thereof for widening Gary Street by instrument recorded June 25, 1965 in Volume 362 at page 460, Klamath County, Oregon Deed Records.