

Oake's Law
Returned at Counter

2022-012368

Klamath County, Oregon



00307528202200123680020020

10/17/2022 09:48:18 AM

Fee: \$87.00

BARGAIN AND SALE DEED

Teresa Maruhn, Claiming Successor
Grantor

Teresa Maruhn, et al
45601 SE Coalman Road
Sandy, OR 97055
Grantee

After recording return and Send Tax Statements to:
Grantee

THIS INDENTURE made this 13 day of October, 2022, by and between TERESA MARUHN, the affiant named in the duly filed affidavit concerning the small estate of CECIL RONALD CONNER, deceased, Grantor, hereinafter called the first party, and TERESA MARUHN, TODD R. CONNER and CRAIG P. CONNER, as tenants in common, hereinafter called the second party, Grantees; 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:

The north one-half of the west one-half and the east one-half of Lot 13 and east one-half of Lot 14, in Bailey Tracts, according to the fully recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Information: Code:041 ; Map: 3909-002DC-01900 Acct. #522483

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.

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

In Witness Whereof, Grantor, Teresa Maruhn, Claiming Successor, has executed this instrument this 13 day of October, 2022.

STATE OF OREGON)
) ss.
County of Clackamas)

WITNESS my hand and seal.

Signature _____

My Commission Expires: 02-27-2024

(Seal)

