BARGAIN AND SALE DEED

2022-012368 Klamath County, Oregon



10/17/2022 09:48:18 AM

Fee: \$87.00

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 <u>/3</u> day of <u>october</u>, 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

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, Teresa Maruhn, Claiming Successor, has executed this instrument this <u>I 3</u> day of <u>October</u> , 2022.
Lever Maruh
Teresa Maruhn, Claiming Successor
STATE OF OREGON)) ss.
County of <u>Clackomas</u>
Notary Public, personally appeared, Teresa Maruhn, 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 (Seal)
My Commission Expires: 02-27-2024 OFFICIAL STAMP IAN JUSTIN EWING NOTARY PUBLIC - OREGON COMMISSION NO. 997311 MY COMMISSION EXPIRES FEBRUARY 27, 2024