

Tabitha

Returned at Counter

2022-012452

Klamath County, Oregon



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10/18/2022 02:03:34 PM

Fee: \$87.00

**BARGAIN AND SALE DEED**

Dennis J. Hadd, Sr., Claiming Successor  
Grantor

Dennis J. Hadd, Sr.  
PO Box 163  
Sprague River, OR 97639  
Grantee

After recording return and Send Tax Statements to:  
Grantee

THIS INDENTURE made this 17th day of October, 2022, by and between DENNIS J. HADD, SR., the affiant named in the duly filed affidavit concerning the small estate of AUDREY JOAN HADD, deceased, Grantor, hereinafter called the first party, and DENNIS J. HADD, SR., and ROBERT E. HADD, Grantees, with rights of survivorship; 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:

Lot 13, 14, 15, and 16, Block 19, FIRST ADDITION TO SPRAGUE RIVER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

No situs address.

Account/Map: 334212 / 3610-014BD-05300

Account/Map: 334221 / 3610-014BD-05400

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.

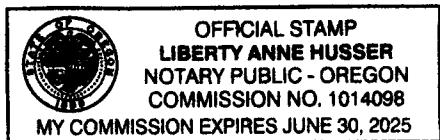
Dated this 17th day of October, 2022.

**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.**

)  
) **SS.**  
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On October 17, 2022 before me, Liberty Husser  
Notary Public, personally appeared, DENNIS J. HADD SR., Claiming Successor of 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.**



*Liberty Russell*  
Notary Public for Oregon  
My Commission expires: June 30, 2025